

Mrs Claire Heathcote
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RI

Application Ref: **2014/1433/P**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

16 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted Subject to a Section 106 Legal Agreement

Address:
Midland Goods Shed and Handyside Canopies
Wharf Road
York Way
London
N1C 4UZ

Proposal:

Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alterations and refurbishment works to provide a total of 3,385sqm of retail floorspace (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities. Matters addressed by this submission entail associated details in compliance with condition nos. 6, 9, 10, 14, 16-23, 27-28, 31-36, 45-46, 48-49, 50A,51, 55-56, 60 and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).

Drawing Nos: Existing: prefix 0613_P_001 A; 002 D; 003 B; prefix XP_301 C; 302 C; 303 C; 304 C; 101 B;102 B;103 C; 104 B; 105 C; 211 B; 212 B; 221 B; 222 B; 231 C; 232 B; 233 B; 234 B; 235 B; 236 B; 241 C; prefix DP_301B; 302 B; 303 B; 304 B; 101 B.

Proposed: prefix 0613_DP_102 B; 103 B; 104 B; 105; 211 B; 212 B; 221 B; 222 B; 231 B; 232 B; 233 B; 234 B; 235 B; 236 B; 241 B; prefix P_101 C; 102 B; 103 C; 104 C; 105 D; 301 D; 302 E; 303 C; 304 D; 211 C; 212 B; 221 D; 222 D; 223 D; 231 C; 232 C; 233 C; 234



C; 235 C; 236 C; 241 E; 302 E; 410 D; 411 C; 421 C; 422 C; 420 C; 430 C; 440 C; 442 C; 444 B; 004 A; 501 B.

Landscaping: prefix TOWN279.26(08)5001 R15; 5002 R13; 3001 R09; 7001 R05; 6101 R03; 6102 R03; 6103 R03; 6201 R03; 6301 R03.

Servicing: 0613(SK)443_140502; 0613(SK)445_140502; and 20074_002_SK181D

Documents: Covering letter by nlp dated 19/02/14; Updated Written Scheme of Investigation for an Archaeological Watching Brief (Feb 2014); Full Conservation Plan (Feb 2014); Architectural and Landscape drawing package (Feb 2014); Urban Design Report (Feb 2014); Compliance Report (Feb 2014); Environmental Sustainability Plan (Feb 2014); Access and Inclusivity Statement (Feb 2014); Earthworks & Remediation Plan (Feb 2014); Listed Building Supporting Statement (Feb 2014).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Prior to commencement on the relevant part of the development hereby approved, details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden LDF Core Strategy (2010).

- 2 Prior to commencement on the relevant part of the development hereby approved, details of all external lighting to include location, design, specification, fittings and fixtures shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: prefix 0613_P_001 A; 002 D; 003 B; prefix XP_301 C; 302 C; 303 C; 304 C; 101 B; 102 B; 103 C; 104 B; 105 C; 211 B; 212 B; 221 B; 222 B; 231 C; 232 B; 233 B; 234 B; 235 B; 236 B; 241 C; prefix DP_301B; 302 B; 303 B; 304 B; 101 B.
Proposed: prefix 0613_DP_102 B; 103 B; 104 B; 105 D; 211 B; 212 B; 221 B; 222 B; 231 B; 232 B; 233 B; 234 B; 235 B; 236 B; 241 B; prefix P_101 B; 102 B; 103 C; 104 C; 105 C; 301 D; 302 E; 303 C; 304 D; 211 C; 212 B; 221 D; 222 D; 223 D; 231 C; 232 C; 233 C; 234 C; 235 C; 236 C; 241 E; 302 E; 410 D; 411 C; 421 C;

422 C; 420 C; 430 C; 440 C; 442 C; 444 B; 004 A; 501 B.
Landscaping: prefix TOWN279.26(08)5001 R15; 5002 R13; 3001 R09; 7001 R05;
6101 R03; 6102 R03; 6103 R03; 6201 R03; 6301 R03.
Servicing: 0613(SK)443_ 140502; 0613(SK)445_ 140502; and
20074_002_SK181D.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 6, 9, 10, 14, 16-23, 27-28, 31-36, 45-46, 48-49, 50A, 51, 55-56, 60 and 64-67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.
- 2 The applicant is requested to liaise with the Sites Team (East Area) at the London Borough of Camden and the King's Cross Construction Impact Group on the likely timing of construction implications for local residents and all potential users of the routes affected by construction.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 5 You are advised to contact the Council to agree any supplementary ground investigations which you intend to undertake prior to work on them commencing. If the investigations uncover any previously unidentified ground contamination then you will need to agree appropriate remediation measures with the Council. You are reminded that you are required to give the local planning authority written notification of the commencement of any remediation works. Following the completion of any remediation measures, you are required by Section 16.9 of the Environmental Statement and in line with UK standard industry practice to produce a verification report (previously referred to as a validation report under National Policy Guidance) that demonstrates the effectiveness of the remediation carried

out. This would need to be submitted to the Council for its approval following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Environmental Health Team on tel. no. 020 7974 2990).

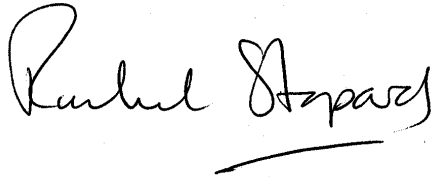
- 6 Your attention is drawn to the fact that there is a separate Deed of Variation legal agreement with the Council which relates to the development for which this permission is granted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment