

Miss Alexandra Woolmore
Argent (King's Cross) Limited
4 Stable Street
Kings Cross
London
N1C 4AB

Application Ref: **2014/5272/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

27 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Kings Cross Central
Fish & Coal Offices and Eastern Wharf Road Arches
Development Zone I
York Way
London
N1C 4AH**

Proposal:

Reserved matters relating to the Fish and Coal Offices and Eastern Wharf Road Arches within Development Zone I for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement reference: 2004/2307/P dated 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: KXC-PLAN-PLAP-05-A-P01-P01; 520-PL-001-C; 520-PL-002-C; 520-PL-003-E; 520-PL-004-C; 520-PL-005-C; 520-PL-006-C; 520-PL-007-D; 520-PL-008-C; 520-PL-009-C; 520-PL-010-C; 520-PL-011-C; 520-PL-012-D; 520-PL-013-C; 520-PL-014-D; 520-PL-015-D; 520-PL-016-D; 520-PL-017-C; 520-PL-018-E; 520-PL-019-C; 520-PL-020-C; 520-PL-021-C; 520-PL-022-C; 520-PL-023-F; 520-PL-024-D; 520-PL-025-D; 520-PL-026-E; 520-PL-027-D; 520-PL-028-C; 520-PL-029-D; 520-PL-030-D; 520-PL-031-B; 520-PL-032-C; 520-PL-033-B; 520-PL-034-C; 520-PL-035-D; 520-PL-036-B; 520-PL-037-C;



520-PL-038-C; 520-PL-039-C; 520-PL-040-B; 520-PL-041-C; 520-PL-042-C; 520-PL-043-A; 279.14(08)3001-R04; 279.14(08)5001-R03; 279.14(08)5002-R05; 279.14(08)7001-R08; 279.14(08)7002-R08; 279.14(08)4301-R01; 279.14(08)4302-R01; 279.14(08)6101-R02; 279.14(08)6102-R02; 279.14(08)6103-R01; 279.14(08)6104-R02; 279.14(08)6105-R02; 279.14(08)6106-R00; 279.14(08)6107-R00; 279.14(08)6201-R02; 279.14(08)6401-R02; 279.14(08)6402-R01; 279.14(08)6403-R01; 279.14(08)6404-R01; 279.14(08)6405-R01; 279.14(03)5005-R04; Compliance Report by King's Cross Central General Partner Ltd dated July 2014; Urban Design Report by David Morley Architects and Townshend Landscape Architects dated July 2014; Full Conservation Plan by Donald Install Associates dated June 2014; Access and Inclusivity Statement by All Clear Designs Ltd dated June 2014; Written Scheme of Investigation for Archaeological Recording by Pre-Construct Archaeology Ltd dated April 2008; Written Scheme of Investigation for Building Recording by Museum of Archaeology Ltd 12 March 2014; Written Scheme of Investigation for an Archaeological Watching Brief by Museum of Archaeology Ltd dated 1 August 2014; Earthworks and Remediation Plan by Ove Arup and Partners dated 1 August 2014; Environmental Sustainability Plan by Hoare Lea Sustainability dated July 2014.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: KXC-PLAN-PLAP-05-A-P01-P01; 520-PL-001-C; 520-PL-002-C; 520-PL-003-E; 520-PL-004-C; 520-PL-005-C; 520-PL-006-C; 520-PL-007-D; 520-PL-008-C; 520-PL-009-C; 520-PL-010-C; 520-PL-011-C; 520-PL-012-D; 520-PL-013-C; 520-PL-014-D; 520-PL-015-D; 520-PL-016-D; 520-PL-017-C; 520-PL-018-E; 520-PL-019-C; 520-PL-020-C; 520-PL-021-C; 520-PL-022-C; 520-PL-023-F; 520-PL-024-D; 520-PL-025-D; 520-PL-026-E; 520-PL-027-D; 520-PL-028-C; 520-PL-029-D; 520-PL-030-D; 520-PL-031-B; 520-PL-032-C; 520-PL-033-B; 520-PL-034-C; 520-PL-035-D; 520-PL-036-B; 520-PL-037-C; 520-PL-038-C; 520-PL-039-C; 520-PL-040-B; 520-PL-041-C; 520-PL-042-C; 520-PL-043-A; 279.14(08)3001-R04; 279.14(08)5001-R03; 279.14(08)5002-R05; 279.14(08)7001-R08; 279.14(08)7002-R08; 279.14(08)4301-R01; 279.14(08)4302-R01; 279.14(08)6101-R02; 279.14(08)6102-R02; 279.14(08)6103-R01; 279.14(08)6104-R02; 279.14(08)6105-R02; 279.14(08)6106-R00; 279.14(08)6107-R00; 279.14(08)6201-R02; 279.14(08)6401-R02; 279.14(08)6402-R01; 279.14(08)6403-R01; 279.14(08)6404-R01; 279.14(08)6405-R01; 279.14(03)5005-R04.

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

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Typical details of new balustrade to the viaduct at a scale of 1:10 including materials, finish and method of fixing into the plinth;
 - b) Detailed drawings and/or samples as appropriate of all paving materials and finishes (including but not limited to stone paving, granite setts, granite paving, granite kerbs, granite stone seating steps, bricks) and other hard landscaping

surface treatments. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works.

- c) Detailed drawings of all planters, benches and seats.
- d) Method statement and trial sample area of cleaning of brickwork (including any painted signage).
- e) Sample panel including pointing of new brickwork and ventilation panel to the north elevation.
- f) Details of the number, types and locations of bird and bat boxes;

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 in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Notwithstanding drawings TOWN279.14(08)5001-R03; TOWN279.14(08)6101-R02; TOWN279.14(08)6102-R02; TOWN279.14(08)6103-R01; TOWN279.14(08)6104-R02; and TOWN279.14(08)6105 hereby approved, details of the proposed paving and jointing to the Coal Drops Ramp and Yard north of the Fish and Coal Offices shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the public realm would be accessible to all and to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24, DP25, and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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 (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area, to protect residential amenity and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

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, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 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 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 (referred to in PPS23 as a validation report) 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 Anona Arthur, Environmental Health Team on tel. no. 020 7974 2990).
- 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> 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 The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>).
- 5 The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust regarding the required access agreement.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment