

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

Application Ref: **2014/5273/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)

Full Planning Permission Granted

Address:
Kings Cross Central
Fish & Coal Offices and Eastern Wharf Road Arches
Development Zone I
York Way
London
N1C4AH

Proposal:

Erection of a glazed roof extension to block 4 and creation of a roof terrace to block 5 bound by planters (following removal of the roof to block 4) in connection with the use of the building as a restaurant/ public house (Class A3/A4).

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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; 79.14(08)7001-R08; 279.14(08)7002-R08; 279.14(08)4301-R01; 279.14(08)4302-R01; 79.14(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; 79.14(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.

- 3 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) Samples of new facing materials for the conservatory extension to be provided on site and retained on site during the course of the works.
- b) Typical details of new balustrade surrounding the roof terrace at block 5

including materials, finish and method of fixing;

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.

Informative(s):

- 1 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.

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



Ed Watson
Director of Culture & Environment