

Ms Lucy Hawkes
Argent (Kings Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2014/6968/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

23 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Kings Cross Central
Development Zone B (Building B5) / 4 Pancras Square
York Way
London
N1C 4AG**

Proposal:

Reserved matters relating to Development Zone B (Plot B5), for the erection of an 11 storey building, plus lower ground and basement levels, for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground and lower floor levels, roof garden and landscaping as required by conditions 6, 9, 10, 12, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 50A, 51, 56, 60, 64-67 of outline planning permission granted 22/12/2006 subject to a S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: EPA KXC 05 101 Rev PO, EPA KXC 05 102 Rev PO, EPA KXC 05 103 Rev PO, EPA KXC 05 110 Rev PO, EPA KXC 05 111 Rev PO, EPA KXC 05 112 Rev PO, EPA KXC 05 113 Rev PO, EPA KXC 05 114 Rev PO, EPA KXC 05 115 Rev PO, EPA KXC 05 116 Rev P1, EPA KXC 05 117 Rev PO, EPA KXC 05 118 Rev PO, EPA KXC 05 119 Rev PO, EPA KXC 05 120 Rev PO, EPA KXC 05 121 Rev PO, EPA KXC 05 122 Rev PO, EPA KXC 05 123 Rev PO, EPA KXC 05 124 Rev PO, EPA KXC 05 125 Rev P1, EPA KXC 05 126 Rev PO, EPA KXC 05 127 Rev PO, EPA KXC 05 130 Rev PO, EPA KXC 05 200 Rev P1, EPA KXC 05 201 Rev PO, EPA KXC 05 202 Rev P1, EPA KXC 05 203 Rev PO, EPA



KXC 05 204 Rev PO, EPA KXC 05 300 Rev PO, EPA KXC 05 301 Rev PO, EPA KXC 05 302 Rev P1, EPA KXC 05 303 Rev PO, EPA KXC 05 400 Rev P2, EPA KXC 05 401 Rev P1, EPA KXC 05 402 Rev P1, EPA KXC 05 403 Rev P1, EPA KXC 05 404 Rev P1, EPA KXC 05 405 Rev P2, EPA KXC 05 406 Rev P2, EPA KXC 05 407 Rev P1, EPA KXC 05 408 Rev P1, EPA KXC 05 409 Rev P1, EPA KXC 05 410 Rev PO, TOWN279-8(08)5301 Rev RO3, TOWN279-8(08)5302 Rev RO3, TOWN279-8(08)5303 Rev RO2, TOWN279-8(08)7001 Rev RO2, TOWN279-8(08)8310 Rev RO2, TOWN279-8(08)8311 Rev RO1, TOWN279-8(08)8312 Rev RO1, TOWN279-8(08)8313 Rev RO1, TOWN279-8(08)8320 Rev RO0, TOWN279-8(08)8321 Rev RO1, TOWN279-8(08)8322 Rev RO1, TOWN279-8(08)8323 Rev RO0, TOWN279-8(08)8340 Rev RO1, TOWN279-8(08)8341 Rev RO0 and TOWN279-8(08)8342 Rev RO2.

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: EPA KXC 05 101 Rev PO, EPA KXC 05 102 Rev PO, EPA KXC 05 103 Rev PO, EPA KXC 05 110 Rev PO, EPA KXC 05 111 Rev PO, EPA KXC 05 112 Rev PO, EPA KXC 05 113 Rev PO, EPA KXC 05 114 Rev PO, EPA KXC 05 115 Rev PO, EPA KXC 05 116 Rev P1, EPA KXC 05 117 Rev PO, EPA KXC 05 118 Rev PO, EPA KXC 05 119 Rev PO, EPA KXC 05 120 Rev PO, EPA KXC 05 121 Rev PO, EPA KXC 05 122 Rev PO, EPA KXC 05 123 Rev PO, EPA KXC 05 124 Rev PO, EPA KXC 05 125 Rev P1, EPA KXC 05 126 Rev PO, EPA KXC 05 127 Rev PO, EPA KXC 05 130 Rev PO, EPA KXC 05 200 Rev P1, EPA KXC 05 201 Rev PO, EPA KXC 05 202 Rev P1, EPA KXC 05 203 Rev PO, EPA KXC 05 204 Rev PO, EPA KXC 05 300 Rev PO, EPA KXC 05 301 Rev PO, EPA KXC 05 302 Rev P1, EPA KXC 05 303 Rev PO, EPA KXC 05 400 Rev P2, EPA KXC 05 401 Rev P1, EPA KXC 05 402 Rev P1, EPA KXC 05 403 Rev P1, EPA KXC 05 404 Rev P1, EPA KXC 05 405 Rev P2, EPA KXC 05 406 Rev P2, EPA KXC 05 407 Rev P1, EPA KXC 05 408 Rev P1, EPA KXC 05 409 Rev P1, EPA KXC 05 410 Rev PO, TOWN279-8(08)5301 Rev RO3, TOWN279-8(08)5302 Rev RO3, TOWN279-8(08)5303 Rev RO2, TOWN279-8(08)7001 Rev RO2, TOWN279-8(08)8310 Rev RO2, TOWN279-8(08)8311 Rev RO1, TOWN279-8(08)8312 Rev RO1, TOWN279-8(08)8313 Rev RO1, TOWN279-8(08)8320 Rev RO0, TOWN279-8(08)8321 Rev RO1, TOWN279-8(08)8322 Rev RO1, TOWN279-8(08)8323 Rev RO0, TOWN279-8(08)8340 Rev RO1, TOWN279-8(08)8341 Rev RO0 and TOWN279-8(08)8342 Rev RO2.

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

- 2 Prior to commencement on the relevant part of the development hereby approved the following details shall be submitted to and approved in writing by the local planning authority:
 - a) Detailed drawings and/or samples as appropriate of all external materials and finishes. 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.

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 in accordance with the requirements of policy CS14 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 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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 Local Development Framework Core Strategy.

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 Noise and Licensing Enforcement Team, 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