

Miss Rachel Hill  
Nathaniel Lichfield & Partners  
14 Regent's Wharf  
All Saints Street  
London  
N1 9 RL

Application Ref: **2014/6386/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

22 December 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**Kings Cross Central  
Gas Holder Triplets  
York Way  
London  
N1C**

Proposal:

Reserved matters in connection with the Triplets comprising three circular, interlocking buildings within (not touching) the Gas Holder Triplet guide frames, being 9, 12 and 8 storey's in height providing 144 private residential units, basement car and cycle parking, ground floor commercial units (class A1/A3/A4/A5), ancillary residential facilities at ground and first floor level (business lounge, spa, gym and lounge) and adjoining elements of public realm; together with submission of associated details in compliance with conditions 6, 9, 10, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 53, 54, 60, 64, 65, 66 and 67 of outline planning permission reference 2004/2307/P granted 22/12/2006 subject to S106 agreement, for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: KX\_WEA823\_A\_N1\_9000-9050 (All rev P1); -9116-9120 (All rev P1); KX\_SM10375\_L\_N1\_4106 01; -4107 01; TOWN279.4.1(08)5001 R06; -5002 R05; -5003 R02; -7001 R04; -7002 R01; -6101 R02; -6102 R02; -6103 R02; -6201 R02; -6202 R03; -6203 R03; -6301 R02; -6302 R02; -6303 R02; -6401 R02; -6402 R02; -6403 R03; -6404



R02; -6405 R03; -6501 R03; -6502 R02; Compliance Report 13979/SSL/CH/RH, October 2014, prepared by Nathaniel Lichfield & Partners; Urban Design Report, October 2014, prepared by Wilkinson Eyre Architects; Environmental Sustainability Report, October 2014 rev H, prepared by Hoare Lea Sustainability; Access & Inclusivity Statement, October 2014, prepared by All Clear Designs; Daylight and Sunlight Report DOC-1602139-29914-AJ/DM-triplets-daylight appraisal-P07, October 2014, prepared by Hoare Lea Lighting; Gas Holder Triplets Guide Frame Re-Erection Strategy 9597w0020C, October 2014, prepared by Craddy Pitchers Davidson; Details of Proposed Residential Accommodation, October 2014, prepared by Wilkinson Eyre Architects;

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 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.

- 2 Prior to commencement on the relevant part of the development hereby approved details of all bollards to include location, design, specification, fittings and fixtures 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 ensure inclusive access for all 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, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 3 A large sample panel (approx. 2m x 2m) of the granite setts demonstrating the proposed colour, texture, sawn tops and the depth and width of mortar shall be provided on site and approved in writing by the local planning authority before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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 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.

b) Detailed drawings and setting out of the glazing to the roof of the atriums, including the smoke ventilation locations.

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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans KX\_WEA823\_A\_N1\_9000-9050 (All rev P1); -9116-9120 (All rev P1); KX\_SM10375\_L\_N1\_4106 01; -4107 01; TOWN279.4.1(08)5001 R06; -5002 R05; -5003 R02; -7001 R04; -7002 R01; -6101 R02; -6102 R02; -6103 R02; -6201 R02; -6202 R03; -6203 R03; -6301 R02; -6302 R02; -6303 R02; -6401 R02; -6402 R02; -6403 R03; -6404 R02; -6405 R03; -6501 R03; -6502 R02;

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

- 6 Before the relevant part of the development commences, details of secure cycle storage area for 174 residential cycles and 22 commercial cycle spaces shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 You are reminded that Part d) of condition 54 is only partially discharged and a contract for the re-erection of the frames still needs to be submitted in line with outline permission 2004/2307/P.
- 3 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, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 53, 54, 60, 64, 65, 66 and 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.
- 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.
- 6 Network Rail strongly recommends that the applicant/developer contact its Network Rail's Asset Protection LNE team at [AssetProtectionLNE@networkrail.co.uk](mailto:AssetProtectionLNE@networkrail.co.uk) prior to any works commencing on site. More information can also be obtained from their website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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

