

Ms Laura Murray
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4Ab

Application Ref: **2014/7546/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

10 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Building T5
King's Cross Central
York Way
London
N1C**

Proposal:

Minor amendments to reserved matters approval granted 5/7/2013 (ref: 2013/2481/P) for erection of a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor. Matters addressed by this submission entail associated details in compliance with condition nos. 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67 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). The amendment relate to treatment of the facades.

Drawing Nos: 426_00_001(Location Plan), _002(Site Plan), _200(Ground Floor Plan), _201(Level01), _202(Level02), _203(Level03), _204(Level04), _205(Level05), _206(Level06), _207(Level07), _208(Level08), _209(Level09), _210(Level10), _211(Level11), _212(Roof Plan), _220(SectionAA NorthSouth), _221(Section BB



EastWest), _230(East Elevation/Section CC), _231(West Elevation/Section CC),_232-P1(North Elevation), _233-P1(South Elevation), _234-P1(East Elevation Flank Wall), 426__21_310 (South Elevation Main Entrance), _311(Courtyard Level01 Detail), _312(Courtyard Elev/Sec Detail Upper Levels), _313(South Elevation Upper Level Balcony), _314-P1(North Elevation Typical Detail), _410(Pergola Detail) {All revision P0 unless marked otherwise}

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:

Building drawings: 426__00__001(Location Plan), _002(Site Plan), _200(Ground Floor Plan), _201(Level01), _202(Level02), _203(Level03), _204(Level04), _205(Level05), _206(Level06), _207(Level07), _208(Level08), _209(Level09), _210(Level10), _211(Level11), _212(Roof Plan), _220(SectionAA NorthSouth), _221(Section BB EastWest), _230(East Elevation/Section CC), _231(West Elevation/Section CC),_232-P1(North Elevation), _233-P1(South Elevation), _234-P1(East Elevation Flank Wall),

426__21_310 (South Elevation Main Entrance), _311(Courtyard Level01 Detail), _312(Courtyard Elev/Sec Detail Upper Levels), _313(South Elevation Upper Level Balcony), _314-P1(North Elevation Typical Detail), _410(Pergola Detail) {All revision P0 unless marked otherwise}

Landscape drawings: TOWN279.19(08): 5003R10 (Canal Reach Surface Finishes Plan), 5004r02 (Canal Reach Levels Plan),3001r02 (T5 GroundFloor Tree Plan), 6101r00 (Canal Reach Paving Patterns), 6102r00 (Canal Reach Parking Bay Interface with Blacktop), 6103r00 (Canal Reach Uncontrolled Pedestrian Crossing Interface with Kerb), 6104r00 (Canal Reach Typical Manhole Cover Interface with Paving Varies), 6201r01 (Canal Reach Sandstone Paving Interface with Building), 6301r01 (Canal Street Tree Plan in Stone Paving), 6302r01 (Canal Reach Tree Pit Interface with Canal Street), 6401r01 (Canal Reach Bench Detail), 6402r00 (Canal Reach Cycle Stand Interface with Granite Setts), 6403r01 (Canal Reach Lighting Column); SK-C-081 RevE (JN1 Priority Junction Layout).

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 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. 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) and policy DP24 of the London Borough of Camden LDF Development Policies (2010).

- 3 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).

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 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.
- 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: 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67. 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 Council's Nature Conservation Officer has advised that the bird and bat boxes should be integrated or embedded into the structure or façade rather than free hanging as this prolongs their longevity (condition 4).
- 5 You are advised to contact the Council to agree any supplementary ground

investigations which you intended 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 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).

- 6 You are advised that the Council's Nature Conservation Officer would recommend that the brown roof has some spatial heterogeneity in the form of varied depths, with mounding features and a variety of particle sizes. A brown roof designed in this way will be more beneficial in terms of providing a diverse habitat.
- 7 You are advised that the Council's Nature Conservation Officer would recommend that plant species for the roof gardens should be selected for their ecological benefits and biodiversity provision to help attract wildlife and also recommends that trees are planted within the terrace areas to provide further biodiversity enhancements and visual amenity.
- 8 In the event that the commissioning institutions vacate the development you are advised that the Council expects the student accommodation to be solely provided for bona fide students studying for genuine higher education qualifications, consistent with informative 11 of the outline permission (Camden reference 2004/2307/P) which states "Student means any student enrolled on a full time or part time higher education course with any London Borough where the provider of that course is funded by the Higher Education Funding Council for England (or its successor bodies) [and references to students hall shall be construed accordingly]".

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

