

Robert Evans
Argent (King's Cross) Ltd
5 Albany Courtyard
LONDON
W1J 0HF

Application Ref: **2015/0900/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

27 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Eastern Goods Yard
King's Cross Central
London. N1C 4AA**

Proposal:

Details in relation to conditions 3, 5, 7 (part) & 12 of 2007/5528/P, dated 08/04/2008, for; Reserved matters relating to The Eastern Goods Yard (Development Zones L and G).
Drawing Nos: Pavilion G1 Servicing and Management Plan - Feb 2015 and C.3, 5, 7 + 12 Supporting Statement Feb 2015.

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Condition 3 of 2007/5228/P is in relation to sliced historic granite setts around disabled parking spaces under the Handyside Canopy service yard. The landscaping proposals for the Handyside Canopy North Service Zone have been superseded by ref 2014/1433/P which proposed the use of new, rather than historic granite setts. Therefore, it is considered that this condition can be discharged as is no longer relevant to the scheme.



Condition 5 of 2007/5228/P is in relation to the archaeological surface features which are to be retained on site. Relevant surface features have sought to be retained through a number of applications including 2010/6174/P for Capstan, 2011/3451/P for Rail Tracks, 2011/6183/P for Crane Base 1, Turntable B and Capstan b and 2014/3094/P for Turntable A. It is therefore considered that there are no further relevant surface features to be retained as part of this condition, and as such this condition can be fully discharged.

Condition 7 of 2007/5228/P relates to a service management plan. This is a part discharge as the Transit Shed element has already been discharged under ref 2013/2769/P. The servicing proposed for the Pavilion has been discussed with Transport Officers to ensure that the proposals are suitable for all users in this primary location. The proposals now provide a suitable management plan with servicing A being located within the West Handyside Canopy and using a trolley to complete the route, and servicing area B being located on Stable Street. The Transport Officer has assessed the management plan and considers it to be acceptable. As such this condition can be fully discharged.

Condition 12 of 2007/5228/P relates to the Granary Complex providing 4 disabled parking bays. Since this application was approved, there have been a number of superseding applications that have been made for landscaping areas within the Eastern Goods Yard. Two parking bays are to be provided to the North of the Handyside Canopy. The location of these was approved as part of permission 2014/1433/P. Two further bays are to be provided within the turning bay to the south of the ArtHouse. The location of these was approved as part of the permission 2012/5695/P. As the provision of the four parking bays has been approved and are soon to be implemented, this condition is no longer considered to be relevant and can therefore be discharged.

As such, the proposed development as outlined above is in general accordance with policies CS5, CS11, CS14, CS17 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP17, DP20, DP221, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.1, 6.3, 7.4 and 7.5 of the London Plan 2011; and paragraphs 14, 17, 29-41 and 56 of the National Planning Policy Framework.

- 2 You are reminded that conditions 18 and 21 of permission 2007/5228/P, (granted on 08/04/2008) remain outstanding.

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', written in a cursive style.

Ed Watson
Director of Culture & Environment