

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

Application Ref: **2014/7724/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

26 January 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Kings Cross Central  
Development Zone F  
York Way  
London  
N1C 4UR**

Proposal:

Erection of a building to be used as a temporary marketing suite (Class A2) with associated landscaping and improvements to the pedestrian footway, to be used in association with the Gas Holder Triplets development.

Drawing Nos: 01090-10-W-0111-P01; 01090-10-W-0000-P01; 01090-10-W-1000-P02; 01090-10-W-1001-P01; 01090-10-W-1002-P01; 01090-10-W-2000-P02; 01090-10-W-2001-P01; 01090-10-W-2002-P01; 01090-10-W-3010-P02; 01090-10-W-3011-P01; KX3-LD-200-P1; 01090-10-W-1100-P01; 01090-10-W-1102-P01; 01090-10-W-2100-P01; 01090-10-W-2101-P01; 01090-10-W-2102-P01; 01090-10-W-3100-P01; Visibility Overlay Plan (05/01/2015); Planning Statement by Nathaniel Lichfield and Partners dated December 2014; Design and Access Statement by Wilkinson Eyre Architects dated December 2014; Archaeological Written Scheme of Investigation by Museum of London Archaeology dated December 2014; Ground Investigation Desk Study Report by ARUP dated December 2014; Ecology Statement by RPS Planning and Development dated December 2014; Servicing Management Plan by Peter Brett Associates dated December 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 use and structures hereby permitted are for a temporary period only. The use shall cease and all temporary structures removed completely on, or before the 1 February 2019.

Reason: The structures and use hereby approved is not such as the Council is prepared to approve, other than for a limited period, in view of the fact that they would prohibit progress of the approved on-going redevelopment plans for the King's Cross Opportunity Area. The permanent retention of the structure would be contrary to the requirements of policy CS1 and CS2 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 01090-10-W-0111-P01; 01090-10-W-0000-P01; 01090-10-W-1000-P02; 01090-10-W-1001-P01; 01090-10-W-1002-P01; 01090-10-W-2000-P02; 01090-10-W-2001-P01; 01090-10-W-2002-P01; 01090-10-W-3010-P02; 01090-10-W-3011-P01; KX3-LD-200-P1; Visibility Overlay Plan (05/01/2015); Planning Statement by Nathaniel Lichfield and Partners dated December 2014; Design and Access Statement by Wilkinson Eyre Architects dated December 2014; Archaeological Written Scheme of Investigation by Museum of London Archaeology dated December 2014; Ground Investigation Desk Study Report by ARUP dated December 2014; Ecology Statement by RPS Planning and Development dated December 2014; Servicing Management Plan by Peter Brett Associates dated December 2014.

Reason:

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

- 3 Prior to commencement of the relevant part of the development full details of hard and soft landscaping and means of enclosure shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the temporary development or any phase of the development. Any areas of planting which, for the duration of the temporary use, die, are removed or become seriously damaged or diseased, shall be replaced as

soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The cycle parking facility for 12 cycles detail on plan KX3-LD-200, hereby approved, shall be provided in its entirety prior to commencement of the use, and permanently retained for the duration of the temporary use.

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 Reasons for granting permission:

The proposed development is located on a prominent site close to the boundary of the Kings Cross Central development site and the borough boundary with the London Borough of Islington. The proposal is for temporary permission for a period of 4 years. The building would demonstrate the high quality design and materials of the Gas Holder Triplets which is coming forward on the Kings Cross Central site. The building will be two storeys in height with a replica gas holder guide frame around the curved north-west façade of the building. The building is prominent, however its well-considered design reflects the history of the local area and future developments at the site. The proposal includes soft landscaping around the building and adjacent to the canal, including 'green roof style planting' at ground level to reflect the roof terrace and green roof landscape design of the Gas Holder Triplets development. It is considered that the proposal would preserve and enhance the character and appearance of the conservation area.

The proposal would result in the loss of a tree mature Leyland Cypress tree (the felling of the tree has been granted under a separate application ref: 2014/7366/T). The two Leyland Cypress trees in the north east corner of the site would be retained and protected. This is welcomed. The addition of planting (including 'green roof style planting' at ground level) as well as the addition of a bird box in the retained tree would improve ecological value of the site.

The existing site has car parking and the proposal seek to retain two spaces, one of which would be a disabled bay. The parking would be controlled by on-site management and the spaces will be booked out to enable space for deliveries and servicing. The proposal would result in a reduction in the number of car parking

spaces, as such this is welcomed. 12 cycle parking spaces are also proposed to encourage use of more sustainable modes of transport. The site will be appropriately lit to ensure a safe environment without resulting in light spill over the canal. The boundary wall adjacent to York Way was amended during the course of the application to ensure that the proposal does not block sight lines on the York Way Good Way junction.

The site has potential for land contamination. However, this is not considered to be a significant concern as the proposal would result in little ground disturbance.

This proposal is only acceptable on a temporary basis in view of the fact that it would prohibit progress of the approved on-going redevelopment plans for the King's Cross Opportunity Area.

A site notice was displayed and a public notice published in the local press. No objections have been received. The sites planning history has been taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS2, CS5, CS11, CS13, CS14, CS15, CS16 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17, DP18, DP19, DP20, DP22, DP21, DP23, DP24, DP25, DP26, DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.10, 5.11, 5.21, 6.3, 6.9, 6.13, 7.3, 7.4, 7.6, 7.8, 7.19, 7.21 and 7.30 of the London Plan 2011; and paragraphs 14, 17, 34, 35, 56-66, 118, 120-122, 125 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment