

Oliver Bennett
Argent (King's Cross) Limited
4 Stable Street
London
N1C 4AB

Application Ref: **2015/1610/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

16 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**King's Cross Central
Wharf Road
York Way
London
N1**

Proposal: Details of lighting (Condition 1) and balustrade (Condition 2c) of 2012/5695/P, 15/01/2013 for; reserved matters associated with Wharf Road public realm including a section of Regents Canal towpath between Maiden Lane Bridge and Pavilion G1 as required by conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56, 64-67 of outline planning permission granted 22/12/06 subject to S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development.

Drawing Nos: LL303 Rev P02; DTE 630 0001 Rev T1; LD734 Rev C02; KKO Lighting Schedule; Supporting Statement.

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



Informative(s):

1 Reasons for granting.

Details of the lighting (condition 1) for application 2012/5695/P have already been submitted and approved under planning reference 2013/3893/P. Wharf Road is due to be completed in late 2015 and since the previous condition was satisfied, a number of changes to the lighting have been proposed. Therefore, the details have been resubmitted for approval. Due to the changes which have been approved subsequently to the Wharf Road scheme; it was felt that a second path should be illuminated to provide a safe route along a desire line from York Way to Granary Square.

In order to minimise the number of light columns needed, the column height/fixture mounting height has been raised from 4m to 5m. As this will reduce street clutter, it is welcomed. The ramp from Wharf Road to the canal towpath is to be lit by discrete LED lighting. It is also proposed to balance the amenity lighting and the landscape lighting by illuminating some trees. Such trees are located at key nodes in Wharf Road and as they will be lit at a dimmed level, they will be appropriate for their surroundings. The revised details are considered to be acceptable and therefore the details are acceptable.

The balustrade (condition 2c) for application 2012/5695 would match that of the wider Kings Cross Site and specifically is the same that has been installed in Granary Square. The balustrading will be installed to the parapet wall, separating Wharf Road from Regents Canal towpath as well as to the sides of pedestrian ramp. The details submitted are in line with the wider site and appear acceptable in design terms. The Access Officer is also satisfied that the details comply with the condition therefore the details are acceptable.

As such, the proposed details are in general accordance with policies 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. The proposed development also accords with policies 7.3, 7.4 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, 69, 126-141, and of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission granted on 15/01/2013 reference 2012/5695/P which need details to be submitted, have been approved.

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