

Lucy Hawkes  
Argent (King's Cross) Ltd  
4 Stable Street  
London N1C 4AB

Application Ref: **2015/0368/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

22 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Kings Cross Central - Main Site**  
**Building R7**  
**Development Zone R**  
**York Way**  
**London N1C**

Proposal:

Reserved matters relating to Building R7 for erection of a 9-11 Storey office building (class B1) (excluding basement, mezzanine and roof levels), with a three screen cinema (class D2), retail/food and drink (class A1-A3/A5), and further office uses at ground floor level with new landscaping along the pavements adjacent to the west, south and east of the proposed building, along Beaconsfield Street, and Handyside Street (formerly Goods Street) and York Street as required by conditions 6, 12, 14, 16-22, 27, 28, 31, 33-38, 44-46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement reference: 2004/2307/P dated 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: A206-A-(01)P 001 P3; A206-A-(01)P 010 P3; A206-A-(01)P100 P2; A206-A-(01)P101 P3; A206-A-(01)P102 P3; A206-A-(01)P103 P3; A206-A-(01)P104 P1; A206-A-(01)P105 P1; A206-A-(01)P106 P1; A206-A-(01)P107 P1; A206-A-(01)P108 P1; A206-A-(01)P109 P1; A206-A-(01)P110 P1; A206-A-(01)P111 P1; A206-A-(01)P112A P2; A206-A-



(01)P112B P2; A206-A-(01)P 113A P1; A206-A-(01)P113B P1; A206-A-(01)P114 P2; A206-A-(01)P115 P2; A206-A-(01)P201 P1; A206-A-(01)P202 P2; A206-A-(01)P203A P3; A206-A-(01)P203B P4; A206-A-(01)P204A P4; A206-A-(01)P204B P4; A206-A-(01)P205 P1; A206-A-(01)P206 P1; A206-A-(01)P301 P1; A206-A-(01)P302 P2; A206-A-(01)P303 P1; A206-A-(01)P401 P2; A206-A-(01)P402 P2; A206-A-(01)P403 P2; TOWN279.11.3(08)5001 R03; TOWN279.11.3(08)5002 R04; TOWN279.11.3(08)7001 R03; TOWN279.11.3(08)8101 R01; TOWN279.11.3(08)8102 R01; TOWN279.11.3(08)8103 R01; TOWN279.11.3(08)8104 R01; TOWN279.11.3(08)8105 R01; Compliance Report January 2015; Earthworks and Remediation Plan January 2015; Environmental Sustainability Plan January 2015; Access Statement January 2015; Urban Design Report January 2015;

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 A206-A-(01)P 001 P3; A206-A-(01)P 010 P3; A206-A-(01)P100 P2; A206-A-(01)P101 P3; A206-A-(01)P102 P3; A206-A-(01)P103 P3; A206-A-(01)P104 P1; A206-A-(01)P105 P1; A206-A-(01)P106 P1; A206-A-(01)P107 P1; A206-A-(01)P108 P1; A206-A-(01)P109 P1; A206-A-(01)P110 P1; A206-A-(01)P111 P1; A206-A-(01)P112A P2; A206-A-(01)P112B P2; A206-A-(01)P 113A P1; A206-A-(01)P113B P1; A206-A-(01)P114 P2; A206-A-(01)P115 P2; A206-A-(01)P201 P1; A206-A-(01)P202 P2; A206-A-(01)P203A P3; A206-A-(01)P203B P4; A206-A-(01)P204A P4; A206-A-(01)P204B P4; A206-A-(01)P205 P1; A206-A-(01)P206 P1; A206-A-(01)P301 P1; A206-A-(01)P302 P2; A206-A-(01)P303 P1; A206-A-(01)P401 P2; A206-A-(01)P402 P2; A206-A-(01)P403 P2; TOWN279.11.3(08)5001 R03; TOWN279.11.3(08)5002 R04; TOWN279.11.3(08)7001 R03; TOWN279.11.3(08)8101 R01; TOWN279.11.3(08)8102 R01; TOWN279.11.3(08)8103 R01; TOWN279.11.3(08)8104 R01; TOWN279.11.3(08)8105 R01; Compliance Report January 2015; Earthworks and Remediation Plan January 2015; Environmental Sustainability Plan January 2015; Access Statement January 2015; Urban Design Report January 2015;

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 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.

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.

- 3 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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 Local Development Framework Core Strategy.

Informative(s):

- 1 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.
- 2 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, 12, 14, 16, 17, 18, 19, 20, 21, 22, 27, 28, 31, 33, 34, 35, 36, 37, 38, 44, 45, 46, 48, 49, 50A, 51, 56, 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.

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', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment