

Mrs Kym Jones
Applied Landscape Design Ltd
The Threshing Barn
Bignell Park Barns
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OX26 1TD

Application Ref: **2015/3774/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

21 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Building P1
Kings Cross Central
York Way
London
N1C**

Proposal:

Details of external lighting in the public realm (condition 2(g)) and hard landscaping (condition 2(h)) of reserved matters approval 2012/4741/P dated 07/12/2012 in connection with Building P1 comprising up to thirteen storeys of mixed use accommodation for 178 open market residential units and 77 'key worker' sub-market rented affordable units on upper floors above (at ground and first floor levels) a new two-form entry primary academy school; a 26-place nursery school; new premises for the Frank Barnes School for deaf and hard of hearing children; community meeting facilities; a small retail unit; plus basement level car parking and plant and immediately adjoining elements of public realm.

Drawing Nos: ALD653-GA002-P01; ALD653-HL110-C03; Material tracker to discharge: Reserved matter conditions 2(h) by Applied Landscaping Design dated 03/07/2015; ALD653-LD701-C01; ALD653-LD702-C01; ALD653-LD703-P01; ALD653-LD704-C01; ALD653-LD705-C01; ALD653-LD706-C01; ALD653-LD707-C01; ALD653-LD708-C01; ALD653-LD862-C01; Lighting tracker to discharge: Reserved matter condition 2(g) by Applied Landscaping Design dated 03/07/2015.



The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval of details:

The lighting details satisfactorily demonstrate that the external lighting luminance and design of fixtures will protect visual and residential amenity and will secure a safe and secure environment. The hard landscaping in the adjacent public realm includes sandstone paving and new granite setts within the loading bay. Reclaimed setts will be used around the cycle parking and traffic island. Granite kerbs will be used to the pavement and planters and dutch clay pavers will be used on Canal Reach outside the school entrance. This is consistent with the approach and materials used on the wider site. As such, all details are considered acceptable and will ensure a high quality finish to the building and the surrounding public realm.

As such, the details are in general accordance with 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

2 You are advised that all conditions relating to reserved matters approval granted on 07/12/2012 reference 2012/4741/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



Ed Watson
Director of Culture & Environment