

Lucy Hawkes
Argent (Kings Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2015/5234/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

2 November 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Kings Cross Central
Development Zone B (Building B5) / 4 Pancras Square
York Way
London
N1C 4AG**

Proposal:

Minor amendments to reserved matters approval granted 21/01/2015 (ref: 2014/6968/P) for the erection of an 11 storey building, plus lower ground and basement levels, for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground and lower floor levels, roof garden and landscaping as required by conditions 6, 9, 10, 12, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 50A, 51, 56, 60, 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006). The amendment relate to relocation of gas intake room to top of cycle ramp, addition of inlet cabinet to western external wall, louvres added to wall of cycle ramp, reduction of retail at lower ground floor by 42sqm, increase in B1 on first floor by 87sqm, change of use of south western and central eastern units from A1-A5 to flexible B1/A1-A5 and removal of 10th floor louvre doors.

Drawing Nos: Superseded Plans: EPA KXC 05 111 Rev P0, EPA KXC 05 114 Rev P0, EPA KXC 05 116 Rev P1, EPA KXC 05 125 Rev P1, EPA KXC 05 201 Rev P0, EPA KXC



05 202 Rev P1, EPA KXC 05 203 Rev P0, EPA KXC 05 300 Rev P0 and EPA KXC 05 302 Rev P1.

Revised Plans: EPA KXC 05 111 Rev P4, EPA KXC 05 114 Rev P4, EPA KXC 05 116 Rev P3, EPA KXC 05 125 Rev P3, EPA KXC 05 201 Rev P2, EPA KXC 05 202 Rev P4, EPA KXC 05 203 Rev P2, EPA KXC 05 300 Rev P2 and EPA KXC 05 302 Rev P4.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: EPA KXC 05 101 Rev PO, EPA KXC 05 102 Rev PO, EPA KXC 05 103 Rev PO, EPA KXC 05 110 Rev PO, EPA KXC 05 111 Rev P4, EPA KXC 05 112 Rev PO, EPA KXC 05 113 Rev PO, EPA KXC 05 114 Rev P4, EPA KXC 05 115 Rev PO, EPA KXC 05 116 Rev P3, EPA KXC 05 117 Rev PO, EPA KXC 05 118 Rev PO, EPA KXC 05 119 Rev PO, EPA KXC 05 120 Rev PO, EPA KXC 05 121 Rev PO, EPA KXC 05 122 Rev PO, EPA KXC 05 123 Rev PO, EPA KXC 05 124 Rev PO, EPA KXC 05 125 Rev P3, EPA KXC 05 126 Rev PO, EPA KXC 05 127 Rev PO, EPA KXC 05 130 Rev PO, EPA KXC 05 200 Rev P1, EPA KXC 05 201 Rev P2, EPA KXC 05 202 Rev P4, EPA KXC 05 203 Rev P2, EPA KXC 05 204 Rev PO, EPA KXC 05 300 Rev P2, EPA KXC 05 301 Rev PO, EPA KXC 05 302 Rev P4, EPA KXC 05 303 Rev PO, EPA KXC 05 400 Rev P2, EPA KXC 05 401 Rev P1, EPA KXC 05 402 Rev P1, EPA KXC 05 403 Rev P1, EPA KXC 05 404 Rev P1, EPA KXC 05 405 Rev P2, EPA KXC 05 406 Rev P2, EPA KXC 05 407 Rev P1, EPA KXC 05 408 Rev P1, EPA KXC 05 409 Rev P1, EPA KXC 05 410 Rev PO, TOWN279-8(08)5301 Rev RO3, TOWN279-8(08)5302 Rev RO3, TOWN279-8(08)5303 Rev RO2, TOWN279-8(08)7001 Rev RO2, TOWN279-8(08)8310 Rev RO2, TOWN279-8(08)8311 Rev RO1, TOWN279-8(08)8312 Rev RO1, TOWN279-8(08)8313 Rev RO1, TOWN279-8(08)8320 Rev RO0, TOWN279-8(08)8321 Rev RO1, TOWN279-8(08)8322 Rev RO1, TOWN279-8(08)8323 Rev RO0, TOWN279-8(08)8340 Rev RO1, TOWN279-8(08)8341 Rev RO0 and TOWN279-8(08)8342 Rev RO2.

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

- 2 This approval relates only to the amendments specifically highlighted on the submitted plans and referred to in the application supporting documents and shall only be read in the context of the parent permission granted on 21/01/2015 under reference number 2014/6968/P, and in addition to the condition stated above is bound by all the conditions attached to that permission. Any additional variations/discrepancies shown on the plans and drawings, beyond the specific elements referenced, shall defer in as far as might be material to the parent permission.

Reason: In order to comply with the reasons for granting permission as set out in the notices to that effect dated 21/01/2015 under reference number 2014/6968/P.

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