

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

Application Ref: **2015/4819/P**
Please ask for: **Josleen Chug**
Telephone: 020 7974 **4672**

13 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**King's Cross Central
Building R3 and Zone R Gardens
Development Zone R
York Way
London
N1C**

Proposal:

Reserved matters relating to Building R3 and the Zone R Gardens within Development Zone R for erection of a part 8, part 11 storey building with 2 retail units at ground floor level (flexible class A1-A5) and 61 residential units (class C3). Associated cycle and car parking, refuse store, storage and plant areas provided within a single storey (shared) basement. New hard and soft landscaping to include a new area of public realm to the east of the building in the form of the Zone R Gardens; landscaping along the western façade of R3 connecting the Cubitt Park access route to the building and providing a shared surface loading bay; tertiary North and South routes connecting buildings within Zone R as well as Cubitt Park to the Zone R Gardens; and associated cycle parking and seating facilities as required by conditions 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33- 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.



Drawing Nos: C645_P_RF_002 B, C645_P_RF_003 B, C645_P_00_002 B, C645_P_B1_001 B, C645_P_00_001 B, C645_P_01_001 B, C645_P_02_001 B, C645_P_03_001 B, C645_P_04_001 B, C645_P_05_001 B, C645_P_06_001 B, C645_P_07_001 B, C645_P_08_001 B, C645_P_09_001 B, C645_P_10_001 B, C645_P_RF_001 B, C645_E_W_001 B, C645_E_S_001 B, C645_E_E_001 B, C645_E_N_001 B, C645_E_W_002 B, C645_S_AA/BB_001 B, C645_S_CC_001 B, C645_BS_001 B, C645_BS_002 B, C645_BS_003 B, C645_BS_010 B, C645_BS_011 B, C645_BS_012 B, C645_BS_013 B, C645_BS_020 B, TOWN279.11.4.(08)5001 R06, TOWN279.11.4.(08)5002 R07, TOWN279.11.4.(08)3001 R03, TOWN279.11.4.(08)6101 R04, TOWN279.11.4.(08)6102 R04, TOWN279.11.4.(08)6103 R05, TOWN279.11.4.(08)6201 R04, TOWN279.11.4.(08)6202 R04, TOWN279.11.4.(08)6301 R05, TOWN279.11.4.(08)6302 R04, TOWN279.11.4.(08)6303 R02, TOWN279.11.4.(08)6401 R04, TOWN279.11.4.(08)7001 R05, TOWN279.11.4.(08)7002 R03, TOWN279.11.4.(08)7003 R03, P247.02 Draft E, P247.03 Draft C, P247.04 Draft F, P247.05 Draft E, P247.06 Draft D, P247.07 Draft C, P247.08 Draft C, P247.11 Draft D, P247.12 Draft D, P247.13 Draft D, P247.14 Draft D, P247.16 Draft C.

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: C645_P_RF_002 B, C645_P_RF_003 B, C645_P_00_002 B, C645_P_B1_001 B, C645_P_00_001 B, C645_P_01_001 B, C645_P_02_001 B, C645_P_03_001 B, C645_P_04_001 B, C645_P_05_001 B, C645_P_06_001 B, C645_P_07_001 B, C645_P_08_001 B, C645_P_09_001 B, C645_P_10_001 B, C645_P_RF_001 B, C645_E_W_001 B, C645_E_S_001 B, C645_E_E_001 B, C645_E_N_001 B, C645_E_W_002 B, C645_S_AA/BB_001 B, C645_S_CC_001 B, C645_BS_001 B, C645_BS_002 B, C645_BS_003 B, C645_BS_010 B, C645_BS_011 B, C645_BS_012 B, C645_BS_013 B, C645_BS_020 B, TOWN279.11.4.(08)5001 R06, TOWN279.11.4.(08)5002 R07, TOWN279.11.4.(08)3001 R03, TOWN279.11.4.(08)6101 R04, TOWN279.11.4.(08)6102 R04, TOWN279.11.4.(08)6103 R05, TOWN279.11.4.(08)6201 R04, TOWN279.11.4.(08)6202 R04, TOWN279.11.4.(08)6301 R05, TOWN279.11.4.(08)6302 R04, TOWN279.11.4.(08)6303 R02, TOWN279.11.4.(08)6401 R04, TOWN279.11.4.(08)7001 R05, TOWN279.11.4.(08)7002 R03, TOWN279.11.4.(08)7003 R03, P247.02 Draft E, P247.03 Draft C, P247.04 Draft F, P247.05 Draft E, P247.06 Draft D, P247.07 Draft C, P247.08 Draft C, P247.11 Draft D, P247.12 Draft D, P247.13 Draft D, P247.14 Draft D, P247.16 Draft C.

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) Details including sample panels of all external materials and finishes, including decorative panels and screens.

(b) Details including samples panel of typical paving, setts and other hard landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials.

Thereafter the relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 policy DP24 [and DP25 if in CA] 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 the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 Prior to commencement on the relevant part of the development hereby approved full details of the central steps and associated handrails in the Zone R Gardens shall be submitted to the Local Planning Authority and approved in writing. The details shall demonstrate how these features incorporate inclusive access.

Reason: To ensure that the development provides good access for all in accordance with policies DP6 and DP29 of the London Borough of Camden LDF Development Policies.

- 5 The ground floor commercial units if used for Class A3, A4, or A5 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07.30-23.30.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

Informative(s):

- 1 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: 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33- 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 . 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.

- 2 In relation to the flexible use commercial units as shown on the drawings hereby approved, you are reminded that under part LL of the Kings Cross Central Section 106 Agreement the Council's further written approval is required prior to any first occupation of these units within Class A4 of the Town and Country Planning (Use Classes) Order.
- 3 The Council's Nature Conservation Officer has advised that the bird and bat boxes should be integrated or embedded into the structure or façade rather than free hanging as this prolongs their longevity.
- 4 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.
- 5 The applicant is advised that this reserved matters approval does not convey consent for the detailed highway design of Beaconsfield Street and associated kerb line as this falls outside of the application site and the scope of this approval and will require separate consent from the Local Highways Authority.

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