

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

Application Ref: **2015/4098/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

22 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Gas Holder Park and Canal Reach South**  
**Canal Reach South**  
**York Way**  
**London**  
**N1C**

Proposal:

Details of: external lighting required by condition 1; paving materials and finishes required by condition 2(a); planters, benches and seats required by condition 2(b); and balustrading required by condition 2(c) of planning permission 2014/3681/P dated 28/08/2014 (Reserved matters relating to Gas Holder Park and Canal Reach (South) as required by conditions 9, 10, 12, 16, 18-21, 31, 45, 51, 56, 64-67 of outline permission (Ref 2004/2307/P) granted 22nd December 2006, for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.).

Drawing Nos: GA002-P01; Cover letter from Applied Landscape Design dated 17 July 2015; Planter/Benches/Seating Tracker to discharge: Reserved matter conditions 2 (b) Gas Holder Park & Canal Reach Kings Cross Central 2014/3681/P by Applied Landscape Design dated 17 July 2015; Lighting Tracker to discharge: Reserved Matter Condition 1, Gas Holder Park & Canal Reach Kings Cross Central 2014/3681/P by Applied Landscape Design dated 17 July 2015; Paving Tracker to Discharge: Reserved matter conditions 2 (a) Gas Holder Park & Canal Reach Kings Cross Central 2014/3681/P by



Applied Landscape Design dated 17 July 2015; Balustrade Tracker to Discharge: Reserved matter conditions 2 (c) Gas Holder Park & Canal Reach Kings Cross Central 2014/3681/P by Applied Landscape Design dated 17 July 2015.

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

Informative(s):

1 Reason for granting:

The lighting details satisfactorily demonstrate that the external lighting luminance and design of fixtures will protect visual amenity, the setting of the gasholder and will secure a safe and secure environment. The luminance is of an appropriate level to ensure it will not impact on the amenity of nearby residential properties.

The paving and hard landscaping proposal comprises sandstone paving, reclaimed, sawn and new granite setts in appropriate locations, granite paving, sandstone tactile paving, granite steps and kerbs around the gas holder and planters. The materials are considered to compliment the historic gas holder and the materials used surrounding the gas holder are consistent with the approach and materials used on the wider site. The planters, benches and seats on Canal Reach would be granite and timber and within the gas holder would be stone. The materials would complement the public realm. The balustrades would be of a simple design which will ensure safe access without detracting from the appearance of gas holder. 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 policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

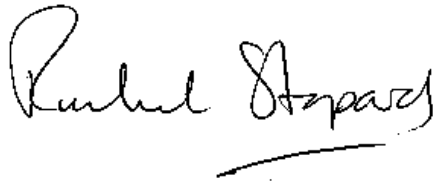
2 You are advised that all conditions relating to reserved matters approved granted on 28/08/2014 reference 2014/3681/P which need details to be submitted, have been approved.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Director of Culture & Environment