

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

Application Ref: **2015/7241/P**
Please ask for: **Josleen Chug**
Telephone: 020 7974 **4672**

7 March 2016

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:

Minor amendments to reserved matters in connection with Building R7, ref: 2015/0368/P granted 22/04/2015 including removal of lower basement and associated reconfiguration of upper basement level involving the reduction of cycle spaces from 234 to 212 and reconfiguration of the cycle spa; various internal alterations including reconfiguration of circulation areas, doors and office floors toilets; removal of meeting room at roof level (Option A) and reconfiguration of rooftop areas; façade amendments. Matters addressed by this submission entail associated details in compliance with condition no's 14, 16, 27, 31, 33, 34, 35, 36, 37, 38, 44, 46 and 51 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 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 P8; A206-A-(01)P102 P7; A206-A-(01)P103 P6; A206-A-(01)P104 P4; A206-A-(01)P105 P4; A206-A-(01)P106 P4; A206-A-(01)P107 P4; A206-A-(01)P108 P4; A206-A-(01)P109 P4; A206-A-(01)P110 P4; A206-A-(01)P111 P4; A206-A-(01)P112A P2; A206-A-(01)P112B P8; A206-A-(01)P 113A P1; A206-A-(01)P113B P6; A206-A-(01)P114 P6;



A206-A-(01)P115 P5; A206-A-(01)P201 P5; A206-A-(01)P202 P6; A206-A-(01)P203B P10; A206-A-(01)P204B P7; A206-A-(01)P205 P4; A206-A-(01)P206 P4; A206-A-(01)P301 P4; A206-A-(01)P302 P5; A206-A-(01)P303 P4; A206-A-(01)P401 P5; A206-A-(01)P402 P5; A206-A-(01)P403 P5; 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; Submission Statement December 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 P8; A206-A-(01)P102 P7; A206-A-(01)P103 P6; A206-A-(01)P104 P4; A206-A-(01)P105 P4; A206-A-(01)P106 P4; A206-A-(01)P107 P4; A206-A-(01)P108 P4; A206-A-(01)P109 P4; A206-A-(01)P110 P4; A206-A-(01)P111 P4; A206-A-(01)P112A P2; A206-A-(01)P112B P8; A206-A-(01)P 113A P1; A206-A-(01)P113B P6; A206-A-(01)P114 P6; A206-A-(01)P115 P5; A206-A-(01)P201 P5; A206-A-(01)P202 P6; A206-A-(01)P203B P10; A206-A-(01)P204B P7; A206-A-(01)P205 P4; A206-A-(01)P206 P4; A206-A-(01)P301 P4; A206-A-(01)P302 P5; A206-A-(01)P303 P4; A206-A-(01)P401 P5; A206-A-(01)P402 P5; A206-A-(01)P403 P5; 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; Submission Statement December 2015.

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 22/04/2015 under reference 2015/0368/P and in addition to the condition above is bound by all 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 application 2015/0368/P dated 22/04/2015.

Informative(s):

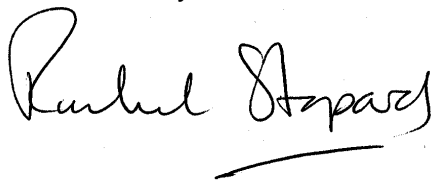
- 1 You are reminded that condition 2 (materials) and 3 (bird and bat boxes) of planning permission 2015/0368/P are outstanding and require details to be submitted and approved.

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, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment