

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

Application Ref: **2016/0288/P**
Please ask for: **Josleen Chug**
Telephone: 020 7974 **4672**

24 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Camley Bridge
Camley Street and Wharf Road Viaduct
London
N1C

Proposal:

Reserved matters for Camley Bridge, a new pedestrian and cycle bridge and ramp over the Regent's Canal and through the northern end of the Camley Street Natural Park, from King's Cross Central to Camley Street, with associated landscaping including removal of existing trees and replanting of shrubs and trees as required by conditions 6, 9, 10, 16, 18, 19, 20, 21, 31, 45, 55, 56, 64-67 of outline planning permission reference 2004/2307/P dated 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:	KX_MOX_A_BR3_0000	E,	KX_MOX_A_BR3_0001	C,	
KX_MOX_A_BR3_0002	C,	KX_MOX_A_BR3_0003	B,	KX_MOX_A_BR3_1000	G,
KX_MOX_A_BR3_1001	G,	KX_MOX_A_BR3_1002	G,	KX_MOX_A_BR3_1003	C,
KX_MOX_A_BR3_1010	G,	KX_MOX_A_BR3_1014	G,	KX_MOX_A_BR3_1015	D,
KX_MOX_A_BR3_2000	F,	KX_MOX_A_BR3_2001	F,	KX_MOX_A_BR3_2002	F,
KX_MOX_A_BR3_2003	F,	KX_MOX_A_BR3_2004	F,	KX_MOX_A_BR3_2005	F,
KX_MOX_A_BR3_3000	F,	KX_MOX_A_BR3_3001	G,	KX_MOX_A_BR3_3002	F,
KX_MOX_A_BR3_3003	F,	KX_MOX_A_BR3_3004	F,	KX_MOX_A_BR3_3005	B,



KX_MOX_A_BR3_3006 B, KX_MOX_A_BR3_3007 B, KX_MOX_A_BR3_1013 G, Planting palette.

Supporting Documents and Plans:

Submission Statement including the Compliance and Urban Design Reports dated January 2016, Appendices to the Submission Statement comprising Earthworks and Remediation Plan by Arup dated September 2015, Accessibility Guidance, Written Scheme of Investigation for an Archaeological Watching Brief by MOLA dated June 2015, Building Recording and Analysis and Archaeology Report by MOLA dated March 2014, Method Statement and Programme for Works to Section 3a of the Regent's Canal Wall, Regent's Canal Walls (North) Salvage Schedule by MOLA dated January 2013, KX_MOX_A_BR3_1006 B, KX_MOX_A_BR3_1007 B.

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:

KX_MOX_A_BR3_0000 E, KX_MOX_A_BR3_0001 C, KX_MOX_A_BR3_0002 C, KX_MOX_A_BR3_0003 B, KX_MOX_A_BR3_1000 G, KX_MOX_A_BR3_1001 G, KX_MOX_A_BR3_1002 G, KX_MOX_A_BR3_1003 C, KX_MOX_A_BR3_1010 G, KX_MOX_A_BR3_1014 G, KX_MOX_A_BR3_1015 D, KX_MOX_A_BR3_2000 F, KX_MOX_A_BR3_2001 F, KX_MOX_A_BR3_2002 F, KX_MOX_A_BR3_2003 F, KX_MOX_A_BR3_2004 F, KX_MOX_A_BR3_2005 F, KX_MOX_A_BR3_3000 F, KX_MOX_A_BR3_3001 G, KX_MOX_A_BR3_3002 F, KX_MOX_A_BR3_3003 F, KX_MOX_A_BR3_3004 F, KX_MOX_A_BR3_3005 B, KX_MOX_A_BR3_3006 B, KX_MOX_A_BR3_3007 B, KX_MOX_A_BR3_1013 G, Planting palette.

Drawings for Information:

KX_MOX_A_BR3_1006 B, KX_MOX_A_BR3_1007 B.

Submission Statement including the Compliance and Urban Design Reports dated January 2016, Appendices to the Submission Statement comprising Earthworks and Remediation Plan by Arup dated September 2015, Accessibility Guidance, Written Scheme of Investigation for an Archaeological Watching Brief by MOLA dated June 2015, Building Recording and Analysis and Archaeology Report by MOLA dated March 2014, Method Statement and Programme for Works to Section 3a of the Regent's Canal Wall, Regent's Canal Walls (North) Salvage Schedule by MOLA dated January 2013.

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

- 2 The bridge hereby approved shall not open before 6am or after 9pm daily. During hours of closure the gates at the Wharf Road and Camley Street entrances shall remain closed and secured.

Reason: To ensure the development will not have an adverse effect on safety and security in accordance with the requirements of the outline permission and policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

- 3 Prior to the commencement of any works on site, details shall be provided to demonstrate the feasibility of how trees proposed to be retained can be safeguarded and protected during construction work. These details shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, shall be retained and protected from damage in accordance with the approved protection details unless shown on the permitted drawings as being removed or demonstrated to the Council's satisfaction that retention is not possible due to the construction of the bridge and associated structures.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of the access to the bearing chamber shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust. These details shall include the swing zones and any access requirements. Works shall be carried out in accordance with the approved details.

Reason: In order to ensure there is no adverse impact on the use of the towpath and the appearance of the towpath environment.

- 5 Prior to commencement 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 first use of the bridge and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the vicinity of 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.

- 6 Prior to commencement of 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. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;

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

(c) Details of proposed CCTV masts;

(d) Details of lighting within the public realm, to include location, design, specification, fittings and fixtures;

Thereafter the relevant part of the works shall be carried out in accordance with the details thus approved.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to the commencement of the development hereby permitted, full details of the proposed material, finish, framing and fixtures of the access door to the bearing chamber shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason:

To safeguard the character and appearance of the Regent's Canal Walls and the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London borough of Camden Local Development Framework Development Policies.

- 8 Within 15 months of the first opening of the bridge, a review of the opening hours specified in condition 2 shall be carried out in consultation with the Council, the London Wildlife Trust, adjoining occupiers and local residents. A report outlining the responses and any recommendations for changes to the hours following this review shall be submitted to and agreed in writing by the LPA.

Reason: To ensure that the bridge maximises permeability without prejudicing the safety and security of the adjoining land or its ecological value in accordance with the requirements of the outline permission and policy CS17 of the London Borough of Camden Local Development Framework Core Strategy.

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: 6, 9, 10, 16, 18, 19, 20, 21, 31, 45, 56, 56, 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 You are advised to contact the Council to agree any supplementary ground investigations which you intend to undertake prior to work on them commencing. If the investigations uncover any previously unidentified ground contamination then you will need to agree appropriate remediation measures with the Council. You are reminded that you are required to give the local planning authority written notification of the commencement of any remediation works. Following the completion of any remediation measures, you are required by Section 16.9 of the Environmental Statement and in line with UK standard industry practice to produce a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out. This would need to be submitted to the Council for its approval following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Anona Arthur, Environmental Health Team on tel. no. 020 7974 2990).

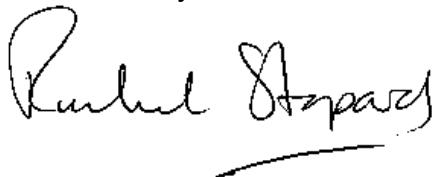
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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



Rachel Stopard
Director of Culture & Environment