

Alexandra Woolmore  
Argent (King's Cross) Ltd.  
4 Stable Street  
London  
N1C 4 AB

Application Ref: **2015/6364/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

14 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**Kings Cross Central  
Gas Holder Triplets  
York Way  
London  
N1C**

Proposal:

Reserved Matters relating to amendments to Building GH11 including change from 144 to 145 units by dividing existing Penthouse at levels 10 and 11 into two 3 bed apartments and minor alterations to external and internal finishes as an amendment to reserved matters approval (reference: 2014/6386/P) for the Triplets comprising three circular, interlocking buildings within (not touching) the Gas Holder Triplet guide frames, being 9, 12 and 8 storey's in height providing 144 private residential units, basement car and cycle parking, ground floor commercial units (class A1/A3/A4/A5), ancillary residential facilities at ground and first floor level (business lounge, spa, gym and lounge) and adjoining elements of public realm; together with submission of associated details in compliance with conditions 6, 9, 10, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 53, 54, 60, 64, 65, 66 and 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 22/12/2006).



Drawing Nos: Superseded plans: KX\_WEA823\_A\_N1\_9003 P1, KX\_WEA823\_A\_N1\_9004 P1, KX\_WEA823\_A\_N1\_9005 P1, KX\_WEA823\_A\_N1\_9006 P1, KX\_WEA823\_A\_N1\_9007 P1, KX\_WEA823\_A\_N1\_9008 P1, KX\_WEA823\_A\_N1\_9009 P1, KX\_WEA823\_A\_N1\_9010 P1, KX\_WEA823\_A\_N1\_9011 P1, KX\_WEA823\_A\_N1\_9012 P1, KX\_WEA823\_A\_N1\_9013 P1, KX\_WEA823\_A\_N1\_9014 P1, KX\_WEA823\_A\_N1\_9015 P1, KX\_WEA823\_A\_N1\_9017 P1, KX\_WEA823\_A\_N1\_9018 P1, KX\_WEA823\_A\_N1\_9022 P1, KX\_WEA823\_A\_N1\_9026 P1, KX\_WEA823\_A\_N1\_9028 P1, KX\_WEA823\_A\_N1\_9031 P1, KX\_WEA823\_A\_N1\_9032 P1, KX\_WEA823\_A\_N1\_9040 P1, KX\_WEA823\_A\_N1\_9042 P1, KX\_WEA823\_A\_N1\_9046 P1, KX\_WEA823\_A\_N1\_9048 P1, KX\_WEA823\_A\_N1\_9049 P1, KX\_WEA823\_A\_N1\_9050 P1, KX\_WEA823\_A\_N1\_9027 P1, KX\_WEA823\_A\_N1\_9110 P1, KX\_WEA823\_A\_N1\_9111 P1, KX\_WEA823\_A\_N1\_9112 P1.

Revised plans: KX\_WEA823\_A\_N1\_9003 P3, KX\_WEA823\_A\_N1\_9004 P3, KX\_WEA823\_A\_N1\_9005 P3, KX\_WEA823\_A\_N1\_9006 P3, KX\_WEA823\_A\_N1\_9007 P3, KX\_WEA823\_A\_N1\_9008 P3, KX\_WEA823\_A\_N1\_9009 P3, KX\_WEA823\_A\_N1\_9010 P3, KX\_WEA823\_A\_N1\_9011 P3, KX\_WEA823\_A\_N1\_9012 P3, KX\_WEA823\_A\_N1\_9013 P3, KX\_WEA823\_A\_N1\_9014 P3, KX\_WEA823\_A\_N1\_9015 P3, KX\_WEA823\_A\_N1\_9017 P2, KX\_WEA823\_A\_N1\_9018 P2, KX\_WEA823\_A\_N1\_9022 P2, KX\_WEA823\_A\_N1\_9026 P2, KX\_WEA823\_A\_N1\_9028 P2, KX\_WEA823\_A\_N1\_9031 P2, KX\_WEA823\_A\_N1\_9032 P2, KX\_WEA823\_A\_N1\_9040 P2, KX\_WEA823\_A\_N1\_9042 P2, KX\_WEA823\_A\_N1\_9046 P2, KX\_WEA823\_A\_N1\_9048 P2, KX\_WEA823\_A\_N1\_9049 P2, KX\_WEA823\_A\_N1\_9050 P2, KX\_WEA823\_A\_N1\_9027 P2, KX\_WEA823\_A\_N1\_9110 P2, KX\_WEA823\_A\_N1\_9121 P1.

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. Superseded plans: KX\_WEA823\_A\_N1\_9003 P1, KX\_WEA823\_A\_N1\_9004 P1, KX\_WEA823\_A\_N1\_9005 P1, KX\_WEA823\_A\_N1\_9006 P1, KX\_WEA823\_A\_N1\_9007 P1, KX\_WEA823\_A\_N1\_9008 P1, KX\_WEA823\_A\_N1\_9009 P1, KX\_WEA823\_A\_N1\_9010 P1, KX\_WEA823\_A\_N1\_9011 P1, KX\_WEA823\_A\_N1\_9012 P1, KX\_WEA823\_A\_N1\_9013 P1, KX\_WEA823\_A\_N1\_9014 P1, KX\_WEA823\_A\_N1\_9015 P1, KX\_WEA823\_A\_N1\_9017 P1, KX\_WEA823\_A\_N1\_9018 P1, KX\_WEA823\_A\_N1\_9022 P1, KX\_WEA823\_A\_N1\_9026 P1, KX\_WEA823\_A\_N1\_9028 P1, KX\_WEA823\_A\_N1\_9031 P1, KX\_WEA823\_A\_N1\_9032 P1, KX\_WEA823\_A\_N1\_9040 P1, KX\_WEA823\_A\_N1\_9042 P1, KX\_WEA823\_A\_N1\_9046 P1, KX\_WEA823\_A\_N1\_9048 P1, KX\_WEA823\_A\_N1\_9049 P1, KX\_WEA823\_A\_N1\_9050 P1, KX\_WEA823\_A\_N1\_9027 P1, KX\_WEA823\_A\_N1\_9110 P1, KX\_WEA823\_A\_N1\_9111 P1, KX\_WEA823\_A\_N1\_9112 P1.

Revised plans: KX\_WEA823\_A\_N1\_9003 P3, KX\_WEA823\_A\_N1\_9004 P3, KX\_WEA823\_A\_N1\_9005 P3, KX\_WEA823\_A\_N1\_9006 P3, KX\_WEA823\_A\_N1\_9007 P3, KX\_WEA823\_A\_N1\_9008 P3, KX\_WEA823\_A\_N1\_9009 P3, KX\_WEA823\_A\_N1\_9010 P3, KX\_WEA823\_A\_N1\_9011 P3, KX\_WEA823\_A\_N1\_9012 P3, KX\_WEA823\_A\_N1\_9013 P3, KX\_WEA823\_A\_N1\_9014 P3, KX\_WEA823\_A\_N1\_9015 P3, KX\_WEA823\_A\_N1\_9017 P2, KX\_WEA823\_A\_N1\_9018 P2, KX\_WEA823\_A\_N1\_9022 P2, KX\_WEA823\_A\_N1\_9026 P2, KX\_WEA823\_A\_N1\_9028 P2, KX\_WEA823\_A\_N1\_9031 P2, KX\_WEA823\_A\_N1\_9032 P2, KX\_WEA823\_A\_N1\_9040 P2, KX\_WEA823\_A\_N1\_9042 P2, KX\_WEA823\_A\_N1\_9046 P2, KX\_WEA823\_A\_N1\_9048 P2, KX\_WEA823\_A\_N1\_9049 P2, KX\_WEA823\_A\_N1\_9050 P2, KX\_WEA823\_A\_N1\_9027 P2, KX\_WEA823\_A\_N1\_9110 P2, KX\_WEA823\_A\_N1\_9121 P1.

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 22/12/2015 under reference number 2014/6386/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 22/12/2015 under reference number 2014/6386/P.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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