

Alexandra Woolmore
4 Stable Street
London
N1C 4AB

Application Ref: **2016/1530/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

6 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Kings Cross Central
Development Zone W (Buildings W1 and W2)
York Way
London
N1C 4AG**

Proposal: Reserved matters relating to Development Zone W for:

- A shared part lower ground part basement area across Development Zone W.
- Plot W1 for the erection of a 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5).
- Plot W2 for the erection of an 8 storey building to provide 78 residential units (Use Class C3)(including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5).
- Basement area to include 363 cycle spaces, 48 car parking spaces, plant, refuse and ancillary uses.

As required by conditions 2, 4, 6, 9-19, 20, 22-30 of outline planning permission granted at appeal subject to a S106 agreement (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P) for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: Urban Design Report March 2016, Daylight and Sunlight Report by Delva Patman Redler March 2016, Access & Inclusivity Statement by all Clear Designs March



2016, Earthworks & Remediation Plan by Ramboll UK March 2016, Structureborne noise Assessment by Ramboll UK March 2016 and Environmental Sustainability Plan by Hoare Lea March 2016;

KXC-W0-001-DMA569-PL-20-001, KXC-W0-001-DMA569-PL-10-100, KXC-W0-001-DMA569-PL-20-117, KXC-W0-001-DMA569-PL-20-1B1 Rev 02, KXC-W0-001-DMA569-PL-20-100, KXC-W0-001-DMA569-PL-20-301, KXC-W0-001-DMA569-PL-20-302, KXC-W0-001-DMA569-PL-20-303, KXC-W0-001-DMA569-PL-20-304, KXC-W0-001-DMA569-PL-20-220, KXC-W0-001-DMA569-PL-20-230, KXC-W0-001-DMA569-PL-20-231, KXC-W0-001-DMA569-PL-20-232, KXC-W0-001-DMA569-PL-20-233, KXC-W0-001-DMA569-PL-20-240, KXC-W1-001-1768-PL-20-100, KXC-W1-001-1768-PL-20-101, KXC-W1-001-1768-PL-20-102, KXC-W1-001-1768-PL-20-103, KXC-W1-001-1768-PL-20-104, KXC-W1-001-1768-PL-20-105, KXC-W1-001-1768-PL-20-106, KXC-W1-001-1768-PL-20-107, KXC-W1-001-1768-PL-20-108, KXC-W1-001-1768-PL-20-109, KXC-W1-001-1768-PL-20-110, KXC-W1-001-1768-PL-20-111, KXC-W1-001-1768-PL-20-112, KXC-W1-001-1768-PL-20-113, KXC-W1-001-1768-PL-20-114, KXC-W1-001-1768-PL-20-115, KXC-W1-001-1768-PL-20-116, KXC-W1-001-1768-PL-20-310, KXC-W1-001-1768-PL-20-311, KXC-W1-001-1768-PL-20-320, KXC-W1-001-1768-PL-20-321, KXC-W1-001-1768-PL-20-330, KXC-W1-001-1768-PL-20-331, KXC-W1-001-1768-PL-20-340, KXC-W1-001-1768-PL-20-341, KXC-W1-001-1768-PL-21-410, KXC-W1-001-1768-PL-21-411, KXC-W1-001-1768-PL-21-412, KXC-W1-001-1768-PL-21-413, KXC-W1-001-1768-PL-21-414, KXC-W1-001-1768-PL-21-415, KXC-W2-001-DMA569-PL-20-100, KXC-W2-001-DMA569-PL-20-101, KXC-W2-001-DMA569-PL-20-102, KXC-W2-001-DMA569-PL-20-103, KXC-W2-001-DMA569-PL-20-104, KXC-W2-001-DMA569-PL-20-105, KXC-W2-001-DMA569-PL-20-106, KXC-W2-001-DMA569-PL-20-107, KXC-W2-001-DMA569-PL-20-108, KXC-W2-001-DMA569-PL-20-301, KXC-W2-001-DMA569-PL-20-302, KXC-W2-001-DMA569-PL-20-303, KXC-W2-001-DMA569-PL-21-410, KXC-W2-001-DMA569-PL-21-411, KXC-W2-001-DMA569-PL-21-412, KXC-W2-001-DMA569-PL-21-413, KXC-W0-001-DMA569-PL-20-195, KXC-W0-001-DMA569-PL-20-196, KXC-W0-001-DMA569-PL-20-197 and KXC-W0-001-DMA569-PL-20-198.

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: KXC-W0-001-DMA569-PL-20-001, KXC-W0-001-DMA569-PL-10-100, KXC-W0-001-DMA569-PL-20-117, KXC-W0-001-DMA569-PL-20-1B1 Rev 02, KXC-W0-001-DMA569-PL-20-100, KXC-W0-001-DMA569-PL-20-301, KXC-W0-001-DMA569-PL-20-302, KXC-W0-001-DMA569-PL-20-303, KXC-W0-001-DMA569-PL-20-304, KXC-W0-001-DMA569-PL-20-220, KXC-W0-001-DMA569-PL-20-230, KXC-W0-001-DMA569-PL-20-231, KXC-W0-001-DMA569-PL-20-232, KXC-W0-001-DMA569-PL-20-233, KXC-W0-001-DMA569-PL-20-240, KXC-W1-001-1768-PL-20-100, KXC-W1-001-1768-PL-20-101, KXC-W1-001-1768-PL-20-102, KXC-W1-001-1768-PL-20-103, KXC-W1-001-1768-PL-20-104, KXC-W1-001-1768-PL-20-105, KXC-W1-001-1768-PL-20-106, KXC-W1-001-1768-PL-20-107, KXC-W1-001-1768-PL-20-108, KXC-W1-001-1768-PL-20-109, KXC-W1-001-1768-PL-20-110, KXC-W1-001-1768-PL-20-111, KXC-W1-001-1768-PL-20-112, KXC-W1-001-1768-PL-20-113, KXC-W1-001-1768-PL-20-114, KXC-W1-001-1768-PL-20-115, KXC-W1-001-1768-PL-20-116, KXC-W1-001-

1768-PL-20-310, KXC-W1-001-1768-PL-20-311, KXC-W1-001-1768-PL-20-320, KXC-W1-001-1768-PL-20-321, KXC-W1-001-1768-PL-20-330, KXC-W1-001-1768-PL-20-331, KXC-W1-001-1768-PL-20-340, KXC-W1-001-1768-PL-20-341, KXC-W1-001-1768-PL-21-410, KXC-W1-001-1768-PL-21-411, KXC-W1-001-1768-PL-21-412, KXC-W1-001-1768-PL-21-413, KXC-W1-001-1768-PL-21-414, KXC-W1-001-1768-PL-21-415, KXC-W2-001-DMA569-PL-20-100, KXC-W2-001-DMA569-PL-20-101, KXC-W2-001-DMA569-PL-20-102, KXC-W2-001-DMA569-PL-20-103, KXC-W2-001-DMA569-PL-20-104, KXC-W2-001-DMA569-PL-20-105, KXC-W2-001-DMA569-PL-20-106, KXC-W2-001-DMA569-PL-20-107, KXC-W2-001-DMA569-PL-20-108, KXC-W2-001-DMA569-PL-20-301, KXC-W2-001-DMA569-PL-20-302, KXC-W2-001-DMA569-PL-20-303, KXC-W2-001-DMA569-PL-21-410, KXC-W2-001-DMA569-PL-21-411, KXC-W2-001-DMA569-PL-21-412, KXC-W2-001-DMA569-PL-21-413, KXC-W0-001-DMA569-PL-20-195, KXC-W0-001-DMA569-PL-20-196, KXC-W0-001-DMA569-PL-20-197 and KXC-W0-001-DMA569-PL-20-198.

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

- 2 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) Detailed drawings and/or samples as appropriate of all external materials and finishes (excluding brickwork). The materials 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 a 2m x 2m sample panel, of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. The sample panel shall be retained on site until the work has been completed.

(c) Details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage).

Thereafter, the relevant part of the works shall not be carried out otherwise than 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.

- 3 Prior to first occupation of the relevant building, 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 (2016), policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and Camden Planning Guidance 2013.

- 4 Prior to the first occupation of the relevant building a plan showing details of the green and brown roofs for including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The relevant roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

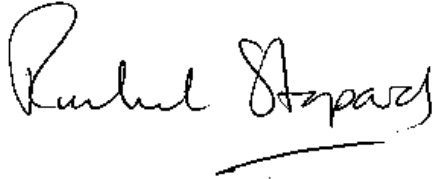
- 1 The following conditions on the outline permission (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 2, 4, 6, 9-19, 20, 22-30. You are 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. 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 Compliance and Enforcement team [Regulatory Services], 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities