

Chris Charlton
Stride Treglown Limited
3 Cosser Street
London
SE1 7BU

Application Ref: **2016/2443/P**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

14 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land between Railway and Development Zone T Service Road
Kings Cross Central
York Way
London
N1C 4AQ**

Proposal:

Submission of details of external materials, as required to part discharge condition 2 of planning permission ref 2015/4640/P, for the erection of a cooling energy centre (the 'cooling pod') and a refuse store to serve the Kings Cross Central development with associated landscaping.

Drawing Nos: Site Location Plan; KXC-STL-XX-XX-DR-A-XXXX-31005 rev. C01; KXC-STL-XX-XX-DR-A-XXXX-31007, rev. C01; KXC-STL-XX-XX-DR-A-XXXX-21000, rev. C01; KXC-STL-XX-XX-DR-A-XXXX-21001, rev. C01; KXC-STL-XX-XX-DR-A-XXXX-21002, rev. C01; 21062_P0001, rev. P40.



Informative(s):

1 Reasons for granting permission.

The proposed details, external materials and finishes conform with the previous plans approved under the parent application (2015/4640/P) and would create a well-designed building of high quality which will enhance the appearance of the surrounding Regent's Canal Conservation Area.

The full impact of the proposed development has already been assessed. The proposed details and resulting external appearance would not have a harmful impact on the design quality of the immediate streetscene, on the settings of listed buildings in its vicinity or on the character and appearance of the conservation area.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.19 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

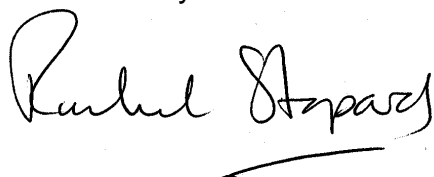
2 You are reminded that condition 4 (details of green roof) of planning permission granted on (21 October 2015, ref. 2015/4640/P) is outstanding and require details to be submitted and approved. Additionally, the details submitted in the current application only partially discharge condition 2, with some facing materials, including to the chimneys, not covered.

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
Executive Director Supporting Communities