

Mr. Oliver Bennett
Argent LLP
4 Stable Street
Kings Cross
London
N1C 4AB

Application Ref: **2016/3522/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

9 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Gasholders Building
1 Lewis Cubitt Square
London
N1C 4AQ**

Proposal:

Detailed of external lighting (part condition 1); granite setts (condition 3); all external materials and finishes (part condition 4a); and secure cycle storage (part condition 6) of planning permission (2014/6386/P) dated 22/12/2014 for reserved matters in connection with the Gas Holder Triplets.

Drawing Nos: Supporting Statement, GA1002 R01; GA1003 R01; LD1710 R01; ALD731_RP901; LD701 P02; LD703 P01; LD704 P02; LD706 P02; LD708 P01; LD710 P01; LD712 P01; LD713 P01; LD716 P02; LD717 P02; LD718 P02; LD719 P01; LD903 P01; Technical Data Sheet ART 3.3873N - Slot Pole;



Informative(s):

1 Reasons for granting permission.

Part Condition 1 - This application is for a part discharge of Condition 1, relating to the lighting within Gas Holder Gardens only. The proposed locations of the ten lamp columns within the Gasholder Gardens as well as the proposed lamp columns themselves are considered appropriate and acceptable in this instance.

Condition 3 - Details of all eight different types of sett is included within this application. However, since the Reserved matters application was approved, there has been a move away from reclaimed setts due to accessibility issues around the Kings Cross Central site. The proposed new granite setts around the Gasholder site are considered acceptable. Whilst a large sample panel was required, due to the setts already being installed/in place across the site, this was not required.

Condition 4a - This application is for the part discharge of 4a, relating to the landscaping materials and finishes within the Gasholder Gardens only. The external materials and finishes proposed are considered acceptable in this instance.

Condition 6- This application solely relates to the 22 commercial cycle spaces. Previously these spaces were to be provided towards the end of the Coal Drops. However, through the detailed design of the RM for the Coal Drops these spaces were sought to be moved to their new proposed location closer to the Gasholders themselves. These are now to be located within the Gasholder Gardens and 11 cycle stands are proposed, each accommodating 2 bicycles. Swept paths have been provided which demonstrate that the location is acceptable and would not interfere with Emergency access in any way. Transport Officers have looked at the proposal and consider the revised location as well as the specification of the stands are acceptable. As the location is considered a non-material change it is acceptable within this approval of details application.

Overall, the logic and strategy of the layout also seems consistent with previous work nearby, and in these ways the proposals will continue to enhance the contribution of the assets' settings to their special interest, and extend the enhancement the public realm works have brought to the character and appearance of the Regent's Canal Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP24, DP25, DP26 and DP29 of the

London Borough of Camden Local Development Framework Development Policies.

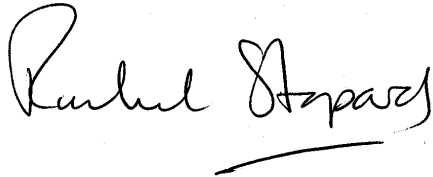
- 2 You are reminded that conditions 1 (Partial), 2, 4 (Partial) and 6 (Partial), of planning permission 2014/6386/P dated 22/12/2014 are outstanding and require details to be submitted and approved.

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
Executive Director Supporting Communities