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Application Ref: **2016/3271/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

8 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Building T1
1 Canal Reach
London
N1C 4AQ

Proposal:

Amendments to reserved matters approval granted on 10/09/2014 (ref: 2014/4605/P) for amendments to reserved matters 2013/0405/P in connection with the erection of a ten to fifteen storey building within development Zone T1 for uses comprising a 415 space multi-storey car park, a multi-use games area (MUGA), residential development totalling 129 units (95 private ownership, 22 affordable rent and 12 shared ownership), retail/café/bar uses (Classes A1-A4) together with associated ground floor terrace area and incorporating existing energy centre constructed under 2009/0415/P; and submission of associated details in compliance with conditions 6, 7, 9, 10, 12, 14, 16-24, 26, 27, 28, 31, 33-36, 39, 42, 42A, 43-46, 48, 49, 50, 50A, 51, 60, 61 and 64-67 of outline planning permission granted 22/12/2006 (ref 2004/2307/P) for a comprehensive, mixed-use development of former railway lands within the King's Cross Opportunity Area. Amendments relate to revision of the western façade to include enclosed glazed balconies; revised eastern facade balconies and windows; various amendments to cladding of northern and western elevations, louvres, siting of PV panels, green and brown roof provision and addition of two fire escape gantries.

Drawing Nos: Superseded Plans: 0708-P-214 Rev R03, 0708-P-203 Rev R03, 0708-P-



201 Rev R03 and 0708-P-018 Rev R03.

Revised Plans: 0708-P-214 Rev R04, 0708-P-203 Rev R04, 0708-P-201 Rev R04 and 0708-P-018 Rev R04.

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:- Architectural drawings (prefix 0708-P-) 019, 001 rev R02, 002 rev R03, 003 rev R03, 004 rev R03, 005 rev R03, 006 rev R03, 007 rev R03, 008 rev R03, 009 rev R03, 010 rev R03, 011 rev R03, 012 rev R03, 013 rev R03, 014 rev R03, 015 rev R03, 016 rev R03, 017 rev R03, 018 rev R04, 201 rev R04, 202 rev R03, 203 rev R04, 214 rev R04, 101 rev R03, 102 rev R03, 103 rev R03, 104 rev R03, 206 rev R03, 207 rev R03, 208 rev R03, 209 rev R03, 209 rev R03, 210 rev R03, 211 rev R03, 212 rev R03, 213 rev R03, 501 rev R02, 215, 216, 217, 218; Landscape and infrastructure drawings [prefix TOWN279.5(08)] 5011 rev R04, 6001 rev R01, 6002 rev R01; Details of proposed residential accommodation (prefix 0708-P-) 314 R01, 316 R01, 320 R01, 321 R01, 323 R01, 334 R01, 335 R01, 336 R01, 327 R01, 402 R01, 403 R01, 404 R01, 405 R01, 408 R01, 412 R01, 415 R01.
Supporting submission statement by Kings Cross Central General Partner Ltd dated July 2014.

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 22/03/2013 under reference number 2013/0405/P and as amended on 10/09/2014 under reference number 2014/4605/P and in addition to the condition stated above is bound by all the conditions attached to these permissions. 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 22/03/2013 under reference number 2013/0405/P and 10/09/2014 under reference number 2014/4605/P.

Informative(s):

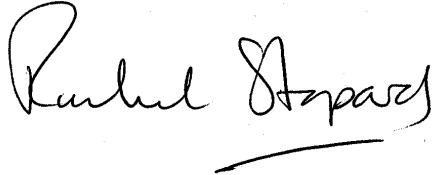
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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
Executive Director Supporting Communities