

Mr Anthony Heard
PRP Architects
10 Lindsey Street Smithfields
London EC1A 9HP

Application Ref: **2016/3032/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

16 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Plot R5
Kings Cross Central
York Way
London
N1C 4AJ**



Proposal: Details of condition 2a (details and samples of all external materials and finishes including ceramic panels, balustrades and screening) of application granted on 03/08/2015 (ref: 2015/2891/P) for reserved matters in connection with Building R5 (south), including minor amendments to the original 2013 (granted 23/05/2013 ref: 2013/1573/P) for a part 8 / part 16 storey block providing a total of 76 residential units on upper floors and a 379sqm unit for either retail/café/drinking establishment/take away uses (Class A1/A3/A4/A5), business and employment use (Class B1) and/or community use (Class D1) at ground floor level, 2 levels of basement to accommodate 38 car parking spaces, 3 car parking spaces at ground floor (for the Extra Care housing in R5 North), 90 cycle parking spaces, associated servicing and refuse areas together with new public realm linking Cubitt Park with East Street at Development Zone R5 South, King's Cross Central. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10,14,16-24, 27-28, 31, 33-39, 42-43, 45-46, 48-49, 51, 56, 57, 60, 62, and 64-67 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 December 2006). The amendments relate to removal of the fifteenth floor and increased floor to ceiling heights on all other residential floors; alterations to the residential mix and layout (75 units now proposed); façade alterations; and addition of plant at roof level.

Drawing Nos: (KXC-KR6-001-MLA413-A-20-) P302_CA2A; P301_C2A; P303_C2A; P304_C2A; (MLA/219/L) 330/Rev E/C2A; 331/Rev G/C2A; Planning Condition 2A materials (schedule of materials)

The Council has considered your application and decided to approve the details.

Informative(s):

1 Reasons for approving the details.

The applicant has provided details of all facing materials including façade materials, windows, doors, pipework, architectural metalwork and shopfront fascia panels and awnings. The mock up sample panels were assessed by the Design Officer on-site. All materials are considered appropriate in the context of the parent building and in terms of their texture, colour and detailing ensuring a high quality finish to the building will be achieved.

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 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.

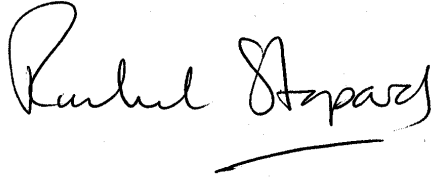
2 You are reminded that condition 5 (lighting) of planning permission ref 2013/1573/P dated 07/06/2013 is outstanding and requires details to be submitted and approved.

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 the name.

Rachel Stopard
Executive Director Supporting Communities