

Laura Murray
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2015/2886/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

21 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Building R1
Development Zone R
King's Cross Central
Corner of Handyside Street and Cubitt Park
King's Cross
London
N1C**

Proposal:

Erection of a 10 storey building plus 2 basement storeys for educational use (Class D1) plus other ancillary uses and 2 x flexible Class A1/A3/A4) units at ground floor level with associated servicing, cycle parking and infrastructure and public realm works in respect of (Development Zone R of King's Cross Central).

Drawing Nos: KCX-PLAN-PLAP-09-A-P01-P01; KXC-PLAN-PLAP-10-A-P01-P01; A1-01; A1-02; A2-00-Rev1; A2-01; A2-02; A2-03; A2-04; A2-05; A2-06; A2-07; A2-08; A2-09; A2-10; A2-11; A2-12; A2-13-Rev1; A3-01-Rev1; A3-02; A4-01; A4-02-Rev1; A4-03; A4-04; A8-312; A8-30; A8-31; A8-40; A8-41; A8-42; A8-61b; TOWN279.11.1(08)5001-R09; TOWN279.11.1(08)5003-R04; TOWN279.11.1(08)6001-R00; TOWN279.11.1(08)6002-R00; TOWN279.11.1(08)6003-R00; TOWN279.11.1(08)6004-R00; TOWN279.11.3(08)6005-R00; TOWN279.11.1(08)6006-R00; TOWN279.11.1(08)6101-R00; TOWN279.4(08)6401-R00; TOWN279.11.1(08)7001-R00; TOWN279.11.1(08)7002-R00; Planning Statement including Compliance Statement by Argent (Kings' Cross) Limited



dated May 2015; WSI for Archaeological Watching Brief by MOLA dated April 2015; Historic Environment Assessment by MOLA dated March 2015; Environmental Sustainability Plan by Ove Arup and Partners Ltd dated 15 May 2015; Earthwork and Remediation Plan by Ove Arup and Partners Ltd dated May 2015; Design and Access Statement by Maki and Associates dated May 2015.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

KCX-PLAN-PLAP-09-A-P01-P01; KXC-PLAN-PLAP-10-A-P01-P01; A1-01; A1-02; A2-00-Rev1; A2-01; A2-02; A2-03; A2-04; A2-05; A2-06; A2-07; A2-08; A2-09; A2-10; A2-11; A2-12; A2-13-Rev1; A3-01-Rev1; A3-02; A4-01; A4-02-Rev1; A4-03; A4-04; A8-312; A8-30; A8-31; A8-40; A8-41; A8-42; A8-61b; TOWN279.11.1(08)5001-R09; TOWN279.11.1(08)5003-R04; TOWN279.11.1(08)6001-R00; TOWN279.11.1(08)6002-R00; TOWN279.11.1(08)6003-R00; TOWN279.11.1(08)6004-R00; TOWN279.11.3(08)6005-R00; TOWN279.11.1(08)6006-R00; TOWN279.11.1(08)6101-R00; TOWN279.4(08)6401-R00; TOWN279.11.1(08)7001-R00; TOWN279.11.1(08)7002-R00.

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Detailed drawings and/or samples as appropriate of all external materials and finishes. The material 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) Plan, elevation and section drawings, including details of any coating, frit or fret cut screen, of all new external window and door at a scale of 1:10.
 - c) Typical details of all balustrades at a scale of 1:10.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Details of any lights, meter boxes, flues, vents or pipes, telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails to be installed on the external face of the building, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out 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.

- 5 Prior to the commencement of the relevant part of development full details of hard and soft landscaping and means of enclosure of all un-built, open areas including the roof gardens and terraces have been submitted to and approved by the local planning authority in writing.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14, CS15 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.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with

the requirements of policies CS14 and CS15 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.

- 7 A sample panel of the typical paving, pavements and other hard landscape surface treatments in the surrounding public realm shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The development shall be carried out in full and strict 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 LDF Core Strategy and DP24 of the London Borough of Camden LDF Development Policies (2010).

- 8 The 'granite setts' around the cycle stands as shown on the approved landscape drawings shall be the historic granite setts sourced from the wider King's Cross Central site, subject to availability of the historic granite setts. If none are available, details of an alternative shall be submitted to and approved in writing by the Council and the development carried out in full and strict accordance with the details thus approved.

Reason: In order to secure the re-use of material from construction sites in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy (2010).

- 9 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to ensure the development includes measures which seek to address personal safety, security and crime prevention, and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14, CS15, CS17 of the London Borough of Camden LDF Core Strategy (2010) and DP24 of the London Borough of Camden LDF Development Policies (2010).

- 10 Details of the construction, planting and maintenance of the brown roof shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment and to ensure that the green roof is suitably designed and maintained in accordance with policies CS13,

CS14, CS15, CS16 of the London Borough of Camden LDF Core Strategy (2010) and DP22, DP23, DP24 and DP32 of the London Borough of Camden Development Policies (2010).

- 11 Prior to commencement on the relevant part of the development hereby approved details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. The works shall be permanently retained and maintained thereafter.

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 policy CS15 of the London Borough of Camden LDF Core Strategy (2010).

- 12 Prior to occupation of the building hereby approved the proposed internal cycle storage area at basement level (108 josta 2-tier and) and the external cycle storage area on Handyside Street (6 sheffield stands) as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of DP17 and DP18 of the London Borough of Camden LDF Development Policies (2010).

- 13 All servicing shall be carried out in the designated lay-by on Beaconsfield Street, hereby approved.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policy CS11 of the London Borough of Camden LDF Core Strategy (2010), DP16 and DP20 of the London Borough of Camden LDF Development Policies (2010).

- 14 Prior to occupation of the educational institution the ground floor level refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy (2010) and DP26 of the London Borough of Camden LDF Development Policies (2010).

- 15 In the event that additional significant contamination is found at any time when implementing the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must then be undertaken in accordance with the requirements of CLR11, and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority prior to occupation of any part of the

development hereby approved.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with the requirements of the National Planning Policy Framework.

- 16 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

- 17 The development shall not be carried out otherwise than in accordance with the WSI for Archaeological Watching Brief by MOLA dated April 2015 hereby approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 18 The ground floor commercial unit fronting the north elevation of the building hereby approved if used for Class A3, A4 or A5 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07.30-23.30.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

Informative(s):

- 1 You are advised that Thames Water aims to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. You are advised to take account of this minimum pressure in the design of the proposed development.
- 2 The London Borough of Camden introduced the Community Infrastructure Levy

(CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

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



Ed Watson
Director of Culture & Environment