

Ms Laura Murray
ArgentLLP
4 Stable Street
King's Cross
London
N1C 4AB

Application Ref: **2016/4445/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

27 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Midland Goods Shed and Handyside Canopies
Wharf Road
York Way
London
N1C 4UZ

Proposal:

Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alterations and refurbishment works to provide a total of 3,385sqm of retail floorspace (Class A1), 3,504sqm of office space (Class B1) and 334sqm of space for a cookery school (Class D1); with associated public realm works, plant, refuse and cycle storage, and staff facilities. Matters addressed by this submission entail associated details in compliance with condition nos. 16, 27, 33, 34, 35, 36 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).

Drawing Nos: 0613_P_001 Rev A; 0613_P_002 Rev C; 0613_P_101 Rev E; 0613_P_102 Rev D; 0613_P_103 Rev D; 0613_P_212 Rev D; 0613_P_235 Rev E; 0613_P_236 Rev E;
Submission Statement.



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: 0613_P_001 Rev A; 0613_P_002 Rev C; 0613_P_101 Rev E; 0613_P_102 Rev D; 0613_P_103 Rev D; 0613_P_212 Rev D; 0613_P_235 Rev E; 0613_P_236 Rev E; Submission Statement.

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

Informative(s):

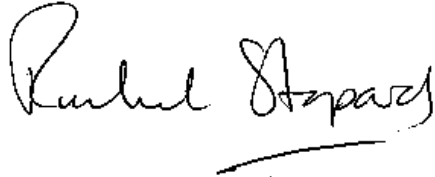
- 1 The following conditions on the outline permission (reference 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 16, 27, 33, 34, 35, 36. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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