

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

Application Ref: **2016/5413/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

8 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**King's Boulevard and Goods Way
Kings Cross Central
Euston Road
London
N1 9AP**

Proposal:

Continued use of viewing platform at south eastern corner of junction between King's Boulevard and Goods Way for a further 24 months.

Drawing Nos: Temporary Viewing Platform Submission Statement, Cover Letter dated 04/10/2016.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Temporary Viewing Platform Submission Statement, Cover Letter dated 04/10/2016.

Reason:

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

- 4 The viewing platform hereby approved shall be permanently removed in its entirety on or before 12 November 2018.

Reason: To safeguard the appearance and 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The viewing platform has a functional appearance which is considered not to cause substantial harm to the character of the surrounding Kings Cross and St. Pancras Conservation Areas. A significant amount of the King's Cross Central area is a development site and will remain as such for at least the next 24 months. The proposal would continue to allow the public to enjoy immediate and wider views of the progressing development.

The acceptability of the proposal relates to the current context of the site. Following completion of the building works and public realm improvements the platform would no longer be appropriate or in keeping with the character of the site.

The proposal would not cause an undue loss of amenity to any neighbouring properties nor would it impact on pedestrian and vehicular safety in the area.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core

Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the policies of the London Plan 2016 and the National Planning Policy Framework 2012.

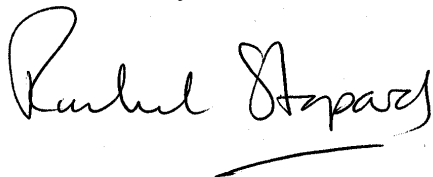
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



Rachel Stopard
Executive Director Supporting Communities