

Alexandra Woolmore
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2016/5580/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

2 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Building Q2
King's Cross Central
York Way
London
N1C 4UZ**

Proposal:

Reserved matters relating to Plot Q2 within Development Zone Q for the erection of a two storey building for use as a sports hall and gym (Class D2) and public realm works to Wilberforce Street and York Way together with amendments to the public realm of the R4 Courtyard. As required by conditions 12, 14, 16-22, 27, 28, 31, 33- 38, 44, 45, 46, 48, 49, 50A, 51, 56, 60 and 63-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Drawing Nos: KXC-Q2-P-SC-001-A-1405-10-001 Rev 02, KXC-Q2-P-SC-001-A-1405-10-002 Rev 02, KXC-PLAN-PLAP-23-A-PO1 Rev 00, KXC-PLAN-PLAP-24-A-PO1 Rev 00, KXC-Q2-P-SC-001-A-1405-20-02 Rev 02, KXC-Q2-P-SH-001-A-1405-20-LGF Rev 02, KXC-Q2-P-SH-001-A-1405-20-UGF Rev 02, KXC-Q2-P-SH-001-A-1405-20-211 Rev 02, KXC-Q2-P-SH-001-A-1405-20-212 Rev 02, KXC-Q2-P-SH-001-A-1405-20-221 Rev 02, KXC-Q2-P-SH-001-A-1405-20-231 Rev 02, KXC-Q2-P-SC-001-A-1405-20-301 Rev 02, KXC-Q2-P-SC-001-A-1405-20-302 Rev 02, KXC-Q2-P-SC-001-A-1405-20-304 Rev 02, KXC-Q2-P-SC-001-A-1405-21-410 Rev 02, KXC-Q2-P-SC-001-A-1405-21-411 Rev 02,



KXC-Q2-P-SC-001-A-1405-21-412 Rev 02, KXC-Q2-P-SC-001-A-1405-21-414 Rev 02,
TOWN279.11.06(08)3001 Rev 05, TOWN279.11.06(08)3002 Rev 02,
TOWN279.11.06(08)4101 Rev 02, TOWN279.11.06(08)4110 Rev 02,
TOWN279.11.06(08)4111 Rev 02, TOWN279.11.06(08)4201 Rev 02,
TOWN279.11.06(08)4202 Rev 02, TOWN279.11.06(08)4203 Rev 02,
TOWN279.11.06(08)4204 Rev 02, TOWN279.11.06(08)4205 Rev 02,
TOWN279.11.06(08)4206 Rev 02, TOWN279.11.06(08)4207 Rev 02,
TOWN279.11.06(08)4208 Rev 02, TOWN279.11.06(08)4209 Rev 02,
TOWN279.11.06(08)4301 Rev 02, TOWN279.11.06(08)4401 Rev 02,
TOWN279.11.06(08)4402 Rev 02, TOWN279.11.06(08)7001 Rev 02,
TOWN279.11.06(08)7002 Rev 02, 14.016 E-111 Rev 00, 14.016 E-112 Rev 00, 14.016 E-113 Rev 00, 14.016 E-120 Rev 00, 14.016 E-121 Rev 00, 14.016 E-122 Rev 00, Urban Design Report by Bennetts Associates Architects dated October 2016, Earthworks and Remediation Plan by ARUP dated October 2016 and Access and Inclusivity Statement by All Clear Designs dated October 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 shall be carried out in accordance with the following approved plans: KXC-Q2-P-SC-001-A-1405-10-001 Rev 02, KXC-Q2-P-SC-001-A-1405-10-002 Rev 02, KXC-PLAN-PLAP-23-A-PO1 Rev 00, KXC-PLAN-PLAP-24-A-PO1 Rev 00, KXC-Q2-P-SC-001-A-1405-20-02 Rev 02, KXC-Q2-P-SH-001-A-1405-20-LGF Rev 02, KXC-Q2-P-SH-001-A-1405-20-UGF Rev 02, KXC-Q2-P-SH-001-A-1405-20-211 Rev 02, KXC-Q2-P-SH-001-A-1405-20-212 Rev 02, KXC-Q2-P-SH-001-A-1405-20-221 Rev 02, KXC-Q2-P-SH-001-A-1405-20-231 Rev 02, KXC-Q2-P-SC-001-A-1405-20-301 Rev 02, KXC-Q2-P-SC-001-A-1405-20-302 Rev 02, KXC-Q2-P-SC-001-A-1405-20-304 Rev 02, KXC-Q2-P-SC-001-A-1405-21-410 Rev 02, KXC-Q2-P-SC-001-A-1405-21-411 Rev 02, KXC-Q2-P-SC-001-A-1405-21-412 Rev 02, KXC-Q2-P-SC-001-A-1405-21-414 Rev 02, TOWN279.11.06(08)3001 Rev 05, TOWN279.11.06(08)3002 Rev 02, TOWN279.11.06(08)4101 Rev 02, TOWN279.11.06(08)4110 Rev 02, TOWN279.11.06(08)4111 Rev 02, TOWN279.11.06(08)4201 Rev 02, TOWN279.11.06(08)4202 Rev 02, TOWN279.11.06(08)4203 Rev 02, TOWN279.11.06(08)4204 Rev 02, TOWN279.11.06(08)4205 Rev 02, TOWN279.11.06(08)4206 Rev 02, TOWN279.11.06(08)4207 Rev 02, TOWN279.11.06(08)4208 Rev 02, TOWN279.11.06(08)4209 Rev 02, TOWN279.11.06(08)4301 Rev 02, TOWN279.11.06(08)4401 Rev 02, TOWN279.11.06(08)4402 Rev 02, TOWN279.11.06(08)7001 Rev 02, TOWN279.11.06(08)7002 Rev 02, 14.016 E-111 Rev 00, 14.016 E-112 Rev 00, 14.016 E-113 Rev 00, 14.016 E-120 Rev 00, 14.016 E-121 Rev 00, 14.016 E-122 Rev 00, Urban Design Report by Bennetts Associates Architects dated October 2016, Earthworks and Remediation Plan by ARUP dated October 2016 and Access and Inclusivity Statement by All Clear Designs dated October 2016.

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

2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including timber window frames, glazing, and standing seam zinc cladding demonstrating the proposed colour and texture with a full scale sample panel of the zinc cladding, recessed timber window frame and glazing elements of no less than 1m by 1m at the junction of the window opening.

A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.

The relevant part of the works shall then be carried out in accordance with the approved details

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.

3 Prior to commencement of development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

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 the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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 Notwithstanding the provisions of Class D2 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the premises shall only be used as a sports hall and fitness suite.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining immediate area in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The use hereby permitted shall not be carried out outside the following times 06:00-23:00 Mondays to Saturdays and 08:00- 22:00 on Sundays and Bank Holidays.

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 Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 No music shall be played on the premises in such a way as to be audible within any adjoining premises or on the adjoining highway.

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 Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

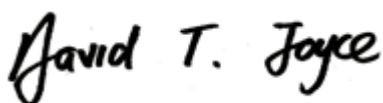
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce

Executive Director Supporting Communities