

Miss Lucy Hawkes
ARGENT
C/O Miss Lucy Hawkes
4 Stable Street
King's Cross Central
London
N1C 4AB

Application Ref: **2016/6078/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**Cooling Pod,
Land Between railway and Development Zone T Service Road
King's Cross Central
London
N1C 4AQ**

Proposal:

Variation of condition 3 (approved Plans) of 2015/4640/P dated 21/10/2015, for; Erection of a cooling energy centre ('the cooling Pod') and a refuse store to serve the King's Cross Central development. Amendments to include addition of double doors to the south, reconfiguration of doors, replacement of fixed metal panels with metal door panels and replacement of southern tip of the waste room with RMU room.

Drawing Nos: Superseded drawings: 280_17_07_100_P1; 280_17_07_200_P1

Drawings for approval: 21062_P0010; 21062_P0015; KXC-STL-XX-XX-DR-A-XXXX-90000; D-161-C-13;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



1 REPLACEMENT CONDITION 03:

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

Site location plan, (280_17_07_) 002P1, 003P1, 004P1, 21062_P0010; 101P1, 102P1, 21062_P0015; 300P1, 301P1, 302P1, 303P1, 400P1, 700P1, 701P1 and 702P1; KXC-STL-XX-XX-DR-A-XXXX-90000; D-161-C-13;
Cover letter from NLP dated 10th August 2015 (ref 14449/SSL/9517881v1)
Planning Statement dated 7th August 2015 (ref 14449/SSL/RH)
Design and Access Statement dated August 2015
Written Scheme of Investigation for an Archaeological Watching Brief dated 03/08/2015
Kings Cross Cooling Pod SUDS Strategy rev 03 dated 7th August 2015
BREEAM Statement (-/AJD/150501) revision 01
Extended Phase 1 Habitat Survey dated October 2007
King's Cross Cooling Pod Ecology Statement June 2015
Transport Statement revision 5A (ref 61033466.TP.AS.5A)
Earthworks and Remediation Plan revision I03 dated August 2015
Acoustic Report (ref 14343-R04-F) dated 10th August 2015 21062_P0010; 21062_P0015; KXC-STL-XX-XX-DR-A-XXXX-90000; D-161-C-13;
Submission Statement for Minor Amendments dated November 2016.

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

2 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission 2015/46409/P dated 21/10/2015.

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

3 Detailed drawings, in respect of the following, shall be implemented in accordance to the details approved under reference 2016/2443/P dated 14/07/2016:

Detailed drawings and manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority

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 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.

4 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and

approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Before the use commences sound insulation shall be provided for the building in accordance with the scheme approved by the local planning authority in writing. The use shall thereafter not be carried out other than in accordance with the approved scheme.

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.

- 6 The development shall not be carried out other than in complete accordance with the submitted Earthworks and Remediation Plan revision I03 dated August 2015. In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy 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.

- 7 The development shall not be carried out other than in complete accordance with the Acoustic Report (ref 14343-R04-F) dated 10th August 2015.

Reason: To safeguard the amenities of the nearby premises and the area generally in accordance with the requirements of 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.

- 8 The development shall be carried out in accordance with the Revised Code of Construction Practice for the Kings Cross Central site dated September 2005.

Reason: To protect the local transport network in accordance with the requirements of policy CS5 (Managing the impact of growth) of the London Borough of Camden Local Development Framework Core Strategy, and policies

DP20 (Movement of goods and materials) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The erection of a cooling energy centre (the 'cooling pod') and a refuse store to serve the Kings Cross Central development was previously assessed and approved by planning permission ref 2015/4640/P (dated 21/10/2015). This application seeks to vary the approved plans and documents to include the following variations from the approved scheme: the addition of double doors to provide direct access to the proposed RMU room to the south and the reconfiguration of the doors to the Electric Transformers room to the north. Replacement of fixed metal door panels, within the approved door frames and the replacement of the southern tip of the KXC waste store with a RMU room and a reduction of bin numbers from 25 - 21.

The proposed ground floor amendments would not significantly alter the appearance of the approved building and would utilise materials that remain in keeping with the wider area. It is considered that these variations would not cause any detrimental impact to the host building and would act to enhance the appearance and function of the overall scheme. The amendments to the doors have been considered by the Councils Transport Officer and are considered acceptable. The proposed reduction in waste storage area has been carefully considered and is considered acceptable due to this facility being additional storage provision for the buildings within Development Zone T and the loss of this space would not have a detrimental impact on the wider waste provision.

By virtue of the alterations proposed, as well as the location of the building, the amendments are not considered to lead to any harm to neighbouring residential amenity in terms of loss of light, outlook, privacy or sense of enclosure.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS1, CS2 CS5, CS11, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP1, DP16, DP17, DP18, DP20, DP21, DP22, DP23, DP24, DP25, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies as well as the London Plan 2016 and the National Planning Policy Framework 2012.

2 In the event that during construction archaeological remains are found at the site it must be reported in writing immediately to the local planning authority of appropriate archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works.

3 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.

- 4 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).

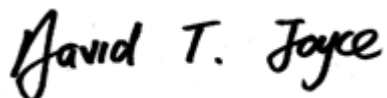
- 5 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



David Joyce
Executive Director Supporting Communities