

Mr Oliver Bennett  
Argent  
4 Stable Street  
London  
N1C 4AB

Application Ref: **2017/0888/P**  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

27 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Kings Cross Central  
Gas Holder Triplets  
York Way  
London  
N1C**

#### Proposal:

Details of bollards, as required by condition 2 of 2014/6386/P for Reserved matters in connection with the Triplets comprising three circular, interlocking buildings within (not touching) the Gas Holder Triplet guide frames, being 9, 12 and 8 storey's in height providing 144 private residential units, basement car and cycle parking, ground floor commercial units (class A1/A3/A4/A5), ancillary residential facilities at ground and first floor level (business lounge, spa, gym and lounge) and adjoining elements of public realm; together with submission of associated details in compliance with conditions 6, 9, 10, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 53, 54, 60, 64, 65, 66 and 67 of outline planning permission reference 2004/2307/P granted 22/12/2006 subject to S106 agreement, for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.



Drawing Nos: GA1004 R02; LD904 C02; LD905 C02;

Informative(s):

1 Reasons for granting permission.

The applicant has provided details of the proposed new bollards which are proposed to be located within the public realm around the Triplets. The location, specification and materials are considered to be acceptable as well as the details of fixing. Some of the bollards will be collapsible bollards to enable servicing of the units. The bollards are to have a clear distance of 1200mm between them and they are to be 1000mm high. The bollards are to be stainless steel with a 15mm Black Hazard Strip. All materials and details are considered appropriate in the context of the parent buildings and follow others which have been used across the site. They are therefore acceptable for the approval of details.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

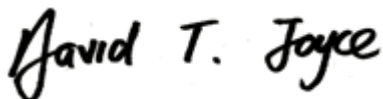
2 You are reminded that conditions 1 (Partial), 4 (Partial) and 6 (Partial), of planning permission 2014/6386/P dated 22/12/2014 are outstanding and require details to be submitted and approved.

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  
Director of Regeneration and Planning