

Ms Kate Hogarth
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Application Ref: **2016/6197/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

16 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Building R5 South (R6)
King's Cross Central
York Way
London
N1C 4AQ



Proposal: Reserved matters in connection with Building R5 south (R6), including minor amendments to the original 2013 permission (2013/1573/P, dated 23/05/2013, as amended by 2015/2891/P, dated 03/08/2015) for a part 8 / part 16 storey block providing a total of 76 residential units on upper floors and a 379sqm unit for either retail/café/drinking establishment/take away uses (Class A1/A3/A4/A5), business and employment use (Class B1) and/or community use (Class D1) at ground floor level, 2 levels of basement to accommodate 38 car parking spaces, 3 car parking spaces at ground floor (for the Extra Care housing in R5 North), 90 cycle parking spaces, associated servicing and refuse areas together with new public realm linking Cubitt Park with East Street at Development Zone R5 South, King's Cross Central. Matters addressed by this submission entail associated details in compliance with condition nos. 19, 24, 27, 39, 42A, 43, 51 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (2004/2307/P, granted subject to s106 agreement on 22 December 2006). The amendments relate to a reconfiguration of the layout of the fourteenth floor to accommodate 3x units (2x 2-bed and 1x 1-bed) instead of 2x units (1x 2-bed and 1x 3-bed) (76 units proposed overall), additional cycle parking at ground level

Drawing Nos: KXC-KR6-001-MLA413-A-20-P1GF-01; KXC-KR6-001-MLA413-A-20-P101; KXC-KR6-001-MLA413-A-20-P102; KXC-KR6-001-MLA413-A-20-P108; KXC-KR6-001-MLA413-A-20-P109; KXC-KR6-001-MLA413-A-20-P114-01; KXC-KR6-001-MLA413-A-20-P115; KXC-KR6-001-MLA413-A-20-P301; KXC-KR6-001-MLA413-A-20-P302; KXC-KR6-001-MLA413-A-20-P303; KXC-KR6-001-MLA413-A-20-P304; Submission Statement by King's Cross Central General Partner Ltd dated November 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-KR6-001-MLA413-A-20-P1GF-01, KXC-KR6-001-MLA413-A-20-P101, KXC-KR6-001-MLA413-A-20-P102, KXC-KR6-001-MLA413-A-20-P108, KXC-KR6-001-MLA413-A-20-P109, KXC-KR6-001-MLA413-A-20-P114-01, KXC-KR6-001-MLA413-A-20-P115, KXC-KR6-001-MLA413-A-20-P301, KXC-KR6-001-MLA413-A-20-P302, KXC-KR6-001-MLA413-A-20-P303, KXC-KR6-001-MLA413-A-20-P304, KXC-KR6-001-MLA413-A-20-P231, KXC-KR6-001-MLA413-A-20-P232, KXC-KR6-001-MLA413-A-20-P241, KXC-KR6-001-MLA413-A-20-P242, KXC-KR6-001-MLA413-A-20-P243, TOWN279.18.1(08)5001 01, TOWN279.18.1(08)3001 01, TOWN279.18.1(08) 5002 01, TOWN279.18.1(08) 7001 00, TOWN279.18.1(08) 6101 00, TOWN279.18.1(08) 6102 00, TOWN279.18.1(08) 6301 01, TOWN279.18.1(08) 6302 01, TOWN279.18.1(08) 6401 00, TOWN279.18.1(08) 6402 00, TOWN279.18.1(08) 1001 00, TOWN279.18.1(08) 1002 00 and TOWN279.18.1(08) 1003 00.

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

- 2 The ground floor commercial units if used for Class A3, A4, A5 or D1 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07.30-23.30.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

- 3 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

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: 19, 24, 27, 39, 42A, 43, 51. 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 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).
- 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

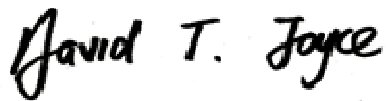
construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities