

Lucy Hawkes
C/o Argent (Kings Cross) Ltd
4 Stable Street,
King's Cross
London
N1C 4AB

Application Ref: **2017/3133/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

16 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Development Zone A
King's Cross Central
York Way
London**

Proposal:

Reserved matters in relation to Zone A for erection of 7-11 storey building for use as offices (Class B1) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level (Class A1) and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: Site Location Plan; Site Plan; KXC-A-001-T-BDP-00-09810 P06; -09910 P07; 10010 P08; 10M10 P08; 10110 P07; 10210 P06; 10310 P06; 10410 P06; 10510 P06; 10610 P06; 10710 P07; 10810 P06; 10910 P06; 11010 P06; 11110 P06; 11210 P05; 30004 P05; 30040 P06; 30041 P06; 30042 P06; 30043 P06; 30002 P05; 30020 P06; 30021 P06; 30022 P06; 30023 P06; 30001 P05; 30003 P05; 20001 P05; 20002 P05; 20003 P05; 20004 P05; 20005 P05; 20006 P04; KXC-A-001-T-BDP-21-50001 P05; 50002



P05; 50003 P05; 50004 P05; 50005 P05; 50006 P05; 50007 P05; 50008 P06; 50009 P06; 50010 P05; 50011 P06; 50012 P05; 50013 P06; 50014 P05; 50015 P05; 50016 P05; 50017 P06; 50018 P06; 50019 P04; KXC-A-001-T-GIL-00-10002 P04; 00-10003 P03; 91-10001 P03; 00-20010 P03; 00-20011 P03; 00-20012 P01; 00-20013 P01; 00-20014 P01; 00-20015 P01; 90-50000 P03; 90-50001 P03; 91-50000 P03; 91-50001 P01; 00-11201 P03; 00-11202 P03; 90-11204 P03; 90-11205 P03; 90-11206 P01; 90-11207 P01; 91-11204 P03; 91-11205 P03; 91-11206 P01; 91-11207 P01; 00-20040 P03; 00-20041 P03; 00-20042 P03; 00-20043 P03; 00-20044 P03; 00-20045 P03; 00-20046 P01; 00-20047 P01; 00-20048 P01; 00-20049 P01; 90-50040 P03; 90-50041 P03; 90-50050 P03; 90-50051 P01; 90-50060 P03; 90-50020 P03; 91-50021 P01; 91-00011 P03; 91-50010 P03; 91; 91-SH001; 91-SH002; 91-SH003; 91-SH004; 91-SH005; 91-SH006; 91-SH007; 91-SH008; Environmental sustainability Plan May 2017; Access Statement May 2017; Compliance Report May 2017; Earthworks and Remediation Plan May 2017; Urban Design Report May 2017; Logistic Plan Revision 02 - July 2017;

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

Condition(s) and Reason(s):

- 1 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
 - c) Details of the shopfront surround, including the junction with the spandrel panel and the mechanical plant louvres at ground floor level (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 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. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the

immediate area, to ensure the development includes measures which seek to address personal safety, security and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies A3, D1, D2 and CC2 of the London Borough of Camden Local Plan 2017.

- 3 Prior to first occupation of the 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 (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 4 Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1, and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first occupation of the building, details of the mechanism required for the moveable louvres to the south elevation, as well as an ongoing maintenance plan, shall be submitted to and approved in writing by the local planning authority. These works shall be permanently retained and maintained thereafter in accordance with the agreed details.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of any roof works of the development hereby approved, full details of hard and soft landscaping and any balustrading to footpaths and open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

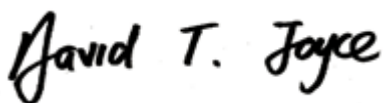
- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 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 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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



David Joyce
Director of Regeneration and Planning

