

Miss Claire Walsh
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Application Ref: **2017/4048/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

25 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Building R5 (South)
Kings Cross Central
York Way
London**

Proposal:

Details of paving and hard landscaping as required by condition 2b and external lighting as required by condition 5 of reserved matters approval 2013/1573/P granted on 07/06/2013 for 'Submission of Reserved Matters relating to Development Zone R5 South to construct 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. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10,14,16-24, 27-28, 31, 33-39, 42-43, 45-46, 48-49, 51, 56, 57, 60, 62, and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).'

Drawing Nos: HL190-P01; Tracker to Discharge document reference: ALD731_RP901-P01 dated 13 July 2017.



The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval of details:

The lighting details satisfactorily demonstrate that the external lighting luminance and design of fixtures will protect visual and residential amenity and will secure a safe and secure environment. The hard landscaping in the adjacent public realm is largely sandstone paving. Reclaimed granite setts will be used around the cycle parking and tree pits. This is consistent with the approach and materials used on the wider site. The use of reclaimed setts around street furniture only ensures the wider public realm is accessible to all. As such, all details are considered acceptable and will ensure a high quality finish to the building and the surrounding public realm.

As such, the details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

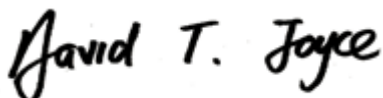
2 You are advised that all conditions relating to reserved matters approval granted 07/06/2013 reference: 2013/1573/P which need details to be submitted, have been approved.

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