

Kate Hogarth
Argent (Kings Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2017/4639/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

7 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Building H
Coal Drops Yard/Lower Stable Street
King's Cross Central
London
N1C 4PW

Proposal:

Reserved matters relating to Plot H for erection of single storey development (Class A1/A3) within the south-west corner of Granary Square including provision of permanent public washrooms, installation of external public lift linking Granary Square with Lower Stable Street and revisions to Granary Square public realm as required by conditions 6, 9,10,12, 14, 16-22, 27, 28, 31, 33-36, 45, 46, 48, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Drawing Nos: PL0010, PL0011, PL0012, PL0016, PL0017, PL0018, PL0019, PL0020, PL0021, PL0022, PL0023, PL0024, PL001, PL002, PL003, PL004, PL0013, PL0014, TOWN279.2.02(08)5002 R04, TOWN279.2.02(08)5004 R05, TOWN279.2.02(08)3003 R04, TOWN279.2.02(08)7002 R04, TOWN279.2.02(08)6102 R01, TOWN279.2.02(08)6301 R04, TOWN279.2.02(08)6402 R02, TOWN279.2.02(08)6500 R04, Environmental Sustainability Plan by Hoare Lea dated August 2017, Urban Design



Report by Bell Phillips Architects and Townshend Landscape Architects dated August 2017, Archaeological Written Scheme of Investigation by MoLA dated August 2017, Access and Inclusivity Statement All Clear Designs dated August 2017, Compliance Report dated August 2017.

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: PL0010, PL0011, PL0012, PL0016, PL0017, PL0018, PL0019, PL0020, PL0021, PL0022, PL0023, PL0024, PL001, PL002, PL003, PL004, PL0013, PL0014, TOWN279.2.02(08)5002 R04, TOWN279.2.02(08)5004 R05, TOWN279.2.02(08)3003 R04, TOWN279.2.02(08)7002 R04, TOWN279.2.02(08)6102 R01, TOWN279.2.02(08)6301 R04, TOWN279.2.02(08)6402 R02, TOWN279.2.02(08)6500 R04.

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

- 2 Prior to commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

(a) Details including sample panels of all external materials and finishes. The materials under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;

(b) Detailed drawings of all windows and external doors.

(c) Details including samples panel of typical paving, setts and other hard landscape surface treatments, including details of the benches. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;

(d) Details of lighting within the public realm, to include location, design, specification, fittings and fixtures;

Thereafter the relevant part of the works shall be carried out in accordance with the details thus approved.

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.

- 3 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.

Informative(s):

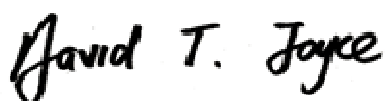
- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 6, 9,10,12, 14, 16-22, 27, 28, 31, 33-36, 45, 46, 48, 51, 56, 60, 64-67 You are 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 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