

Argent LLP
4 Stable Street
Kings Cross
London
N1C 4AB

Application Ref: **2017/4965/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

13 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Kings Cross Central
Fish & Coal Offices and Eastern Wharf Road Arches
Development Zone I
York Way
London
N1C 4AH

Proposal:

Minor amendments to Reserved Matters approval 2014/5272/P (granted 27/10/2014), as amended by 2016/2866/P (23/08/2016), relating to the Fish & Coal Offices and Eastern Wharf Road Arches and associated landscaping. The proposed amendments relate to the introduction of 7no cycle stands; 1 x lamp column; 2 x tree up-lights, Relocation of the proposed wayfinding sign and a change to the proposed species of tree and additional details of the works to the heritage wall as an amendment to reserved matters approval 2014/5272/P dated 27/10/2014 for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: Superseded plans:



279.14(08) 3001 Rev R06; 279.14(08) 5001 Rev R06; 279.14(08) 5002 R07; 279.14(08) 5005 Rev R06;

Plans for approval:

279.14(08) 3001 Rev R07; 279.14(08) 5001 Rev R07; 279.14(08) 5002 R08; 279.14(08) 5005 Rev R07; 279.14(08) 4301 Rev R02; 279.14(08) 3002 Rev R02; 279.14(08) 6105 Rev R04; 279.14(08) 6404 Rev R02; ALD675-ES601 Rev P01; ALD675-ES602 Rev P01;

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Superseded Plans:

279.14(08) 3001 Rev R06; 279.14(08) 5001 Rev R06; 279.14(08) 5002 R07; 279.14(08) 5005 Rev R06;

Plans for approval:

279.14(08) 3001 Rev R07; 279.14(08) 5001 Rev R07; 279.14(08) 5002 R08; 279.14(08) 5005 Rev R07; 279.14(08) 4301 Rev R02; 279.14(08) 3002 Rev R02; 279.14(08) 6105 Rev R04; 279.14(08) 6404 Rev R02; ALD675-ES601 Rev P01; ALD675-ES602 Rev P01;

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

- 3 This approval relates only to the amendments specifically highlighted on the submitted plans and referred to in the application supporting documents and shall only be read in the context of the parent permission granted on 23/08/2016 under reference number 2016/2866/P and reserve matters approval granted on 27/10/2014 under reference number 2014/5272/P and in addition to the condition stated above is bound by all the conditions attached to those permissions. Any additional variations/discrepancies shown on the plans and drawings, beyond the specific elements referenced, shall defer in as far as might be material to the parent permission.

Reason: In order to comply with the reasons for granting permission as set out in the notices to that effect dated 23/08/2016 under reference number 2016/2866/P and 27/10/2014 under reference number 2014/5272/P.

- 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.

Informative(s):

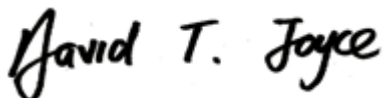
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning