

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

Application Ref: **2017/5889/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

8 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Kings Cross Central
Fish & Coal Building
Development Zone I
London
N1C 4AH**

Proposal:

Revised details pursuant to condition 27 of outline planning permission 2004/2307/P granted 22/12/06 (subject to s106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area), namely to amend the use of the Canal Level Arches permitted under Reserved Matters application reference 2014/5272/P dated 27/10/2014, from restaurant/bar (Class A3/A4) to retail (Class A1).

Drawing Nos: 520 PL-028 C, 672-KX-150-001 P1, Supporting Statement dated 10/10/17

The Council has considered your application and decided to approve the details required by condition.

Informative:

- 1 The current application seeks to revise the details approved for the Fish and Coal Building under application ref: 2014/5272/P dated 27/10/2014, in response to the



requirements of condition 27 of the Kings Cross Central Outline Planning Permission ref: 2004/2307/P dated 22/12/06.

The aforementioned Reserved Matters application allocated the Canal Level arches floorspace as restaurant/bar (Class A3/A4) space. The current application seeks to change the use of this space to predominantly retail (Class A1) space whilst continuing to comply with the requirements of condition 27 of the outline planning permission.

The submitted documents indicate that the total amount of retail (A1-A5) floorspace at the Fish and Coal site, including the conservatory extension, amounts to 1,045m². The current proposal seeks only to redistribute the specific retail uses across the site and would not alter the floorspace figures monitored for compliance against the outline planning permission. Furthermore, there are no restrictions within the associated s106 agreement for the outline permission on the use or quantum of retail floorspace within Development Zone I. Therefore, the predominant use of the Canal Level arches as retail (A1) space is considered acceptable and in compliance with the requirements of condition 27.

The site's planning history has been taken into account in coming to this decision. The full impact of the proposed development has already been assessed.

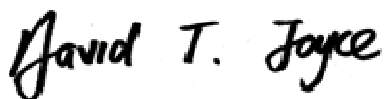
As such, the details are in general accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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