

Argent (King's Cross) Ltd  
4 Stable Street  
London  
N1C 4AB

Application Ref: **2015/3413/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

7 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Kings Cross Central - Main site  
Development Zone P1  
York Way  
London N1C**

Proposal:

Details of playground screen (condition 2c) and playground layout, specifications and finishes (condition 2d) of 2012/4741/P dated 07/12/2012 for reserved matters in connection with Building P1 comprising up to thirteen storeys of mixed use accommodation for 178 open market residential units and 77 'key worker' sub-market rented affordable units on upper floors above (at ground and first floor levels) a new two-form entry primary academy school; a 26-place nursery school; new premises for the Frank Barnes School for deaf and hard of hearing children; community meeting facilities; a small retail unit; plus basement level car parking and plant and immediately adjoining elements of public realm; together with submission of associated details in compliance with conditions 9, 10, 14, 16-24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-65 and 66-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area).

Drawing Nos: 476-12-005-A; 476-12-006-A; 476-12-010-A; 476-12-011-A; 476-12-013-A;  
Technical Specification: Expended Metal Company - pattern is 'New York' Anodised



aluminium mesh. Gauge of metal is 3mm; Photo 1 (playscreen); Photo 2 (playscreen); 540-12-100-G; 540 12-101; Technical Specification: Silver Green colour Decking for Playdeck from UPM Profi Deck; Technical Specification: Resin Bound Gravel (Permeable Surfacing) from Addagrip; Photo 1 (Silver Green colour Decking); Photo 2 (Silver Green colour Decking); Photo 03 (Resin Bound Gravel); Photo 04 (External Barrier Matting).

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting permission:

The proposed playground screens and school gates would be anodised aluminium mesh in a bronze colour interspaced with timber cladding. The screens and entrance gates are considered appropriate in colour and texture which would complement the design of the new building. At ground floor level the playground will have a combination of resin bound gravel and rubber play surface finishes. At first floor level the playground will be deck in a silver green colour. The proposed finishes are considered suitable for a school and appropriate for the design and appearance of the new building.

This application is for of condition 2(c) and (d) only.

The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with policy CS14 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 and 7.6 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 reminded that conditions 2(g) lighting, and 2(h) paving of planning permission granted on 07/12/2012 reference: 2012/4741/P are outstanding and require details to be submitted and 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment