

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

Application Ref: **2015/7094/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

29 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

**Building S2  
Kings Cross Central - Main site  
Land between Euston Road  
St Pancras Station  
Midland Main Line  
The New Channel Tunnel Rail Link  
York Way and Kings Cross Station.**

Proposal:

Reserved matters relating to Building S2 within Development Zone S for erection of a 12 storey building with 3 retail units at ground floor level (flexible class A1-A5) and office accommodation at ground to ninth floors (class B1). Associated cycle and disabled car parking, loading bay, refuse store, storage, plant areas provided within the tenth and eleventh floor and landscaping of the surrounding public realm on Handyside Street, Lewis Cubitt Park and within the tertiary routes of zone S along the northern and western side of the building, as required by conditions 9, 10, 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 51, 56, 60, 63-67 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: KXC-S2-001-MP4101-A-10-001P-1; KXC-S2-001-MP4101-A-10-010P-1;  
KXC-S2-001-MP4101-A-20-1B1P-1; KXC-S2-001-MP4101-A-20-1GFP-1; KXC-S2-001-



MP4101-A-20-101P-1; KXC-S2-001-MP4101-A-20-102P-1; KXC-S2-001-MP4101-A-20-103P-1; KXC-S2-001-MP4101-A-20-104P-1; KXC-S2-001-MP4101-A-20-105P-1; KXC-S2-001-MP4101-A-20-106P-1; KXC-S2-001-MP4101-A-20-107P-1; KXC-S2-001-MP4101-A-20-108P-1; KXC-S2-001-MP4101-A-20-109P-1; KXC-S2-001-MP4101-A-20-110P-1; KXC-S2-001-MP4101-A-20-111P-1; KXC-S2-001-MP4101-A-20-112P-1; KXC-S2-001-MP4101-A-20-1RFP-1; KXC-S2-001-MP4101-A-20-202P-1; KXC-S2-001-MP4101-A-20-203P-1; KXC-S2-001-MP4101-A-20-301P-1; KXC-S2-001-MP4101-A-20-302P-1; KXC-S2-001-MP4101-A-20-303P-1; KXC-S2-001-MP4101-A-20-304P-1; KXC-S2-001-MP4101-A-20-305P-1; KXC-S2-001-MP4101-A-20-306-1; KXC-S2-001-MP4101-A-21-660P-1; KXC-S2-001-MP4101-A-21-661P-1; KXC-S2-001-MP4101-A-21-662P-1; TOWN279.28.1(08)5001-4; TOWN279.28.1(08)5002-4; TOWN279.28(08)3001-4; TOWN279.28.1(08)6301-1; TOWN279.28.1(08)6302-1; TOWN279.28.1(08)7001-1; TOWN279.28.1(08)8101-1; TOWN279.28.1(08)8102-1; TOWN279.28.1(08)8103-1; TOWN279.28.1(08)8104-1; TOWN279.28.1(08)8105-1; TOWN279.28.1(08)8106-1.

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: KXC-S2-001-MP4101-A-10-001P-1; KXC-S2-001-MP4101-A-10-010P-1; KXC-S2-001-MP4101-A-20-1B1P-1; KXC-S2-001-MP4101-A-20-1GFP-1; KXC-S2-001-MP4101-A-20-101P-1; KXC-S2-001-MP4101-A-20-102P-1; KXC-S2-001-MP4101-A-20-103P-1; KXC-S2-001-MP4101-A-20-104P-1; KXC-S2-001-MP4101-A-20-105P-1; KXC-S2-001-MP4101-A-20-106P-1; KXC-S2-001-MP4101-A-20-107P-1; KXC-S2-001-MP4101-A-20-108P-1; KXC-S2-001-MP4101-A-20-109P-1; KXC-S2-001-MP4101-A-20-110P-1; KXC-S2-001-MP4101-A-20-111P-1; KXC-S2-001-MP4101-A-20-112P-1; KXC-S2-001-MP4101-A-20-1RFP-1; KXC-S2-001-MP4101-A-20-202P-1; KXC-S2-001-MP4101-A-20-203P-1; KXC-S2-001-MP4101-A-20-301P-1; KXC-S2-001-MP4101-A-20-302P-1; KXC-S2-001-MP4101-A-20-303P-1; KXC-S2-001-MP4101-A-20-304P-1; KXC-S2-001-MP4101-A-20-305P-1; KXC-S2-001-MP4101-A-20-306-1; KXC-S2-001-MP4101-A-21-660P-1; KXC-S2-001-MP4101-A-21-661P-1; KXC-S2-001-MP4101-A-21-662P-1; TOWN279.28.1(08)5001-4; TOWN279.28.1(08)5002-4; TOWN279.28(08)3001-4; TOWN279.28.1(08)6301-1; TOWN279.28.1(08)6302-1; TOWN279.28.1(08)7001-1; TOWN279.28.1(08)8101-1; TOWN279.28.1(08)8102-1; TOWN279.28.1(08)8103-1; TOWN279.28.1(08)8104-1; TOWN279.28.1(08)8105-1; TOWN279.28.1(08)8106-1.

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 material 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. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;

(d) Details of landscaping features and plant species to be incorporated within the eleventh floor terrace; and

(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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 The ground floor commercial unit on the eastern side of the building if used for Class A3, A4, or A5 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07.30-00.00.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

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: 9, 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 50A, 51, 56, 60, 63, 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.

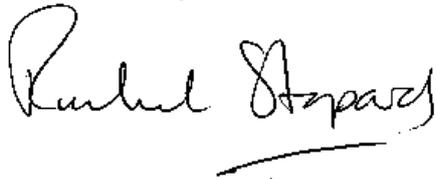
- 2 In relation to the flexible use commercial units as shown on the drawings hereby approved, you are reminded that under part LL of the Kings Cross Central Section 106 Agreement the Council's further written approval is required prior to any first occupation of these units within Class A4 of the Town and Country Planning (Use Classes) Order.
  
- 3 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

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



Rachel Stopard  
Director of Culture & Environment