

c/o applicant  
BAM  
Building R1 Project Office  
Gate 25,  
Canal Reach,  
York Way  
Kings Cross  
London  
N1C 4BF  
UK

Application Ref: **2017/3177/P**

Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 **3500**

28 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Building R1  
Development Zone R  
Handyside Street  
Kings Cross Central  
London  
N1C 4BE**

#### Proposal:

Details required by Condition 4 (drawings of flues, meter boxes, and mansafe systems) attached to planning permission 2015/2886/P dated 21/05/2015 relating to the Erection of a 10 storey building plus 2 basement storeys for educational use (Class D1) plus other ancillary uses and 2 x flexible Class A1/A3/A4) units at ground floor level with associated servicing, cycle parking and infrastructure and public realm works in respect of (Development Zone R of King's Cross Central).

Drawing Nos: LJ5252-4; FSK-08; BSE4654 E 62-1RF1; BAMSE-TSE-024; BSE4654 Z 60-4RF2 002; BSE4654 Z 60-4RF3002 and Details of Rooftop Elements including Appendix 1, 2 and 3 dated May 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

Informative(s):

1 Reasons for granting permission.

The applicant has provided details of the main roof elements as well as descriptions and technical information on the façade mounted elements of intercom units and CCTV elements, mansafe systems and photovoltaic panels. The façade mounted services are minimal and include intercom units and security cameras which are a common feature on commercial buildings. The details of which are considered acceptable in this instance. Details of the mansafe system have also been provided and the necessary systems have been carefully incorporated into the roof and parapet areas to ensure that they are discreet and unobtrusive. The building facades will be cleaned and maintained via abseiling. Details and locations of the mansafe system are considered to be acceptable.

The Council's Conservation Officer has reviewed the details and considers them to be in keeping with the wording of the condition and of suitable quality to safeguard the character and appearance of the building.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with 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.

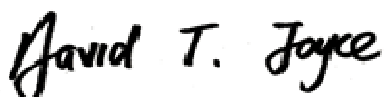
2 You are reminded that conditions 3a (part), 3b (part), 5, 7, 8 (if applicable) , 9, 10, 11 and 15 (if applicable) of planning permission 2015/2886/P dated 21/05/2015 are outstanding and require details to be submitted and approved.

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



David Joyce  
Director of Regeneration and Planning