

Application ref: 2018/0417/P
Contact: Robert Lester
Tel: 020 7974 2188
Date: 12 March 2018

Development Management
Regeneration and Planning
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Savills
33 Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1-5 Kings Cross Bridge
281 Pentonville Road and 368 Grays Inn Road
London
N1 9NW

Proposal:

Details of design and method statement for all foundations and other development proposed below ground level pursuant to planning condition 3 of permission ref: 2017/1206/P dated 15/08/2017 (Variation of Condition 2 (approved plans) of planning permission reference: 2014/0371/P dated 26/08/2014 (for the erection of a three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building) to amend the access from street to basement levels; raise the ground floor slab to allow access to underground tunnels; provision of basement services (cycle/refuse storage); alterations to upper floor layout; infill of approved void between first and second floor levels; provision of a full length facade to the ground floor elevation facing Kings Cross Bridge; revised materials for office entrance on Grays Inn Road and an increase in the height of approved plant screen, and Variation of Condition 3 (method statement) to allow some above ground development to commence prior to the submission/approval of the method statement for development proposed below ground level).
Drawing Nos: Safe Loading Assessment, prepared by Ramboll in conjunction with structural engineers from Transport for London (including appendices A - J), Cover Letter Savills dated 24/01/2018

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval:

The submitted details of construction below ground level including the design and method statement for all foundations and other development proposed below ground level, taking account of the adjoining operations and structures of London Underground, would ensure that the development does not impact on existing transport infrastructure in accordance with the requirements of policy T3 of the London Borough of Camden Local Plan (2017).

2 The applicant is advised that London Underground has reviewed and accepted the documents submitted with this planning application. Based on the information provided so far, they have no objection in discharging the planning condition subject to ongoing communication with London Underground Engineers.

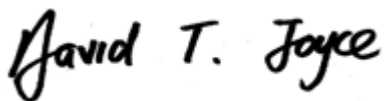
3 You are reminded that conditions 6 (photovoltaic cells - prior to occupation), 9 (Detailed drawings, or samples of materials - prior to commencement of the relevant part of the development), 10 (restaurant ventilation - prior to first use), 13 (refuse storage and management - prior to first use) of permission ref 2017/1206/P dated 15/08/2017 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning