

Application ref: 2017/7040/P
Contact: Jenna Litherland
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Date: 20 March 2018

Development Management
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Lucy Hawkes
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Building Q1
King's Cross Central
York Way
London
N1C 4UZ

Proposal:

Reserved matters relating to Plot Q1 within Development Zone Q for the erection of a three storey building for office use (Class B1) with flexible retail, cafe (A1/A3), assembly / leisure (D2) and office uses at ground floor, and public realm works to Wilberforce Street, Handyside Street and York Way. As required by conditions 6, 9, 10, 12, 14, 16-22, 27, 28, 31, 33- 36, 44, 46, 48, 49, 50A, 51, 56, 60 and 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: Drawing Numbers: KXC-Q1-001-P-1046-20-001, KXC-Q1-001-P-1046-20-002, KXC-Q1-001-P-1046-20-003, KXC-Q1-001-P-1046-20-1GF, KXC-Q1-001-P-1046-20-101, KXC-Q1-001-P-1046-20-102, KXC-Q1-001-P-1046-20-103, KXC-Q1-001-P-1046-20-301, KXC-Q1-001-P-1046-20-302, KXC-Q1-001-P-1046-20-303, KXC-Q1-001-P-1046-20-304, KXC-Q1-001-P-1046-20-310, KXC-Q1-001-P-1046-20-201, KXC-Q1-001-P-1046-20-202, KXC-Q1-001-P-1046-21-430, KXC-Q1-001-P-1046-21-440, TOWN279.11.08(08)3001-R04, TOWN279.11.08(08)3002-R04, TOWN279.11.08(08)3003-R04, TOWN279.11.08(08)4101-R03, TOWN279.11.08(08)4102-R03, TOWN279.11.08(08)4103-R03,

TOWN279.11.08(08)4104-R03, TOWN279.11.08(08)4105-R03,
TOWN279.11.08(08)4201-R03, TOWN279.11.08(08)4301-R03,
TOWN279.11.08(08)4401-R03, TOWN279.11.08(08)4402-R03,
TOWN279.11.08(08)1002-R02, KXC-Q1-SC-001-S-250101-16-1GF-R005, KXC-Q1-SC-001-S-250101-20-1GF-R005, KXC-Q1-SC-001-S-250101-28-203-R001, KXC-Q1-SC-001-S-250101-28-204-R01.

Supporting Documents: Urban Design Report by Coffey Architects and Townsend Landscape Architects dated December 2017, Earthworks and Remediation Plan by ARUP dated December 2017, Environmental Sustainability Plan by E3 Consulting Engineers dated December 2017, Compliance Report by King's Cross Central General Partner Ltd dated December 2017, Access and Inclusivity Statement by All Clear Designs dated December 2017, Technical Note by ARUP (in respect of the London Underground Tunnels) dated 16 February 2018.

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-Q1-001-P-1046-20-001, KXC-Q1-001-P-1046-20-002, KXC-Q1-001-P-1046-20-003, KXC-Q1-001-P-1046-20-1GF, KXC-Q1-001-P-1046-20-101, KXC-Q1-001-P-1046-20-102, KXC-Q1-001-P-1046-20-103, KXC-Q1-001-P-1046-20-301, KXC-Q1-001-P-1046-20-302, KXC-Q1-001-P-1046-20-303, KXC-Q1-001-P-1046-20-304, KXC-Q1-001-P-1046-20-310, KXC-Q1-001-P-1046-20-201, KXC-Q1-001-P-1046-20-202, KXC-Q1-001-P-1046-21-430, KXC-Q1-001-P-1046-21-440, TOWN279.11.08(08)3001-R04, TOWN279.11.08(08)3002-R04, TOWN279.11.08(08)3003-R04, TOWN279.11.08(08)4101-R03, TOWN279.11.08(08)4102-R03, TOWN279.11.08(08)4103-R03, TOWN279.11.08(08)4104-R03, TOWN279.11.08(08)4105-R03, TOWN279.11.08(08)4201-R03, TOWN279.11.08(08)4301-R03, TOWN279.11.08(08)4401-R03, TOWN279.11.08(08)4402-R03, TOWN279.11.08(08)1002-R02, KXC-Q1-SC-001-S-250101-16-1GF-R005, KXC-Q1-SC-001-S-250101-20-1GF-R005, KXC-Q1-SC-001-S-250101-28-203-R001, KXC-Q1-SC-001-S-250101-28-204-R01, HW-SK-101-R01, Urban Design Report by Coffey Architects and Townsend Landscape Architects dated December 2017, Earthworks and Remediation Plan by ARUP dated December 2017, Environmental Sustainability Plan by E3 Consulting Engineers dated December 2017, Compliance Report by King's Cross Central General Partner Ltd dated December 2017, and Access and Inclusivity Statement by All Clear Designs dated December 2017.

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, external doors, roof terrace, perforated aluminium panels and louvres.

(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 all soft landscaping within the public realm; and

(e) 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 policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 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 policies A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

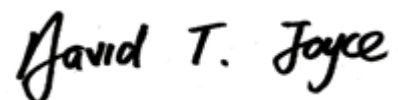
- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 6, 9, 14, 16-22, 27, 28, 31, 33-36, 45, 48, 49, 50A, 51, 56, 60, 63, 64-67 . You 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 You are advised that if implemented, the alternative A1/A3/D2 use and the alternative B1 /D2 use permission hereby granted (as indicated on the approved plans) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning