

Application ref: 2018/2628/P
Contact: Patrick Marfleet
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Date: 4 September 2018

Development Management
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London Borough of Camden
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Ms 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 P2
King's Cross Central
York Way
London
N1C 4UZ

Proposal:

Reserved matters relating to Plot P2 within Development Zone P for the erection of a 12 storey building for office use (Class B1) with flexible retail (A1-A5) and theatre (Sui Generis) uses at ground floor, and public realm works to parts of Handyside Street, Wollstonecraft Street and between the proposed building and the Gasholder Triplets. As required by conditions 6, 9, 10, 14, 16-22, 27, 28, 31, 33- 36, 37, 38, 44, 46, 48, 49, 50A, 51, 56, 60 and 64-67 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: Drawings: 16085(00)_P001, 16085(00)_P002, 16085(00)_P118, 16085(00)_P119, 16085(00)_P120, 16085(00)_P121, 16085(00)_P122, 16085(00)_P131, 16085(00)_P132, 16085(00)_P133, 16085(00)_P134, 16085(00)_P135, 16085(00)_P136, 16085(00)_P137, 16085(00)_P138, 16085(00)_P139, 16085(00)_P140, 16085(00)_P141, 16085(00)_P201, 16085(00)_P202, 16085(00)_P203, 16085(00)_P204, 16085(00)_P210, 16085(00)_P211, 16085(00)_P301, 16085(00)_P302, 16085(00)_P303, 16085(00)_P304, 16085(00)_P305, 16085(00)_P401, 16085(00)_P402, TOWN279.30(08)5001, TOWN279.30(08)5002, TOWN279.30(08)6101,

TOWN279.30(08)6102, TOWN279.30(08)6103, TOWN279.30(08)6104, TOWN279.30(08)6105, TOWN279.30(08)6106, TOWN279.30(08)6107, TOWN279.30(08)6201, TOWN279.30(08)6202, TOWN279.30(08)6203, TOWN279.30(08)6204, TOWN279.30(08)6401, TOWN279.30(08)6402, TOWN279.30(08)6403

Supporting documents: Urban Design Report by Allford Hall Monaghan Morris and Townshend Landscape Architects dated May 2018; Compliance Report by King's Cross Central General Partner Ltd dated May 2018; Access and Inclusivity by All Clear Designs dated May 2018; Environmental and Sustainability Plan by Cundall dated May 2018; Earthworks and Remediation Plan by Soiltechnics dated May 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: 16085(00)_P001, 16085(00)_P002, 16085(00)_P118, 16085(00)_P119, 16085(00)_P120, 16085(00)_P121, 16085(00)_P122, 16085(00)_P131, 16085(00)_P132, 16085(00)_P133, 16085(00)_P134, 16085(00)_P135, 16085(00)_P136, 16085(00)_P137, 16085(00)_P138, 16085(00)_P139, 16085(00)_P140, 16085(00)_P141, 16085(00)_P201, 16085(00)_P202, 16085(00)_P203, 16085(00)_P204, 16085(00)_P210, 16085(00)_P211, 16085(00)_P301, 16085(00)_P302, 16085(00)_P303, 16085(00)_P304, 16085(00)_P305, 16085(00)_P401, 16085(00)_P402, TOWN279.30(08)5001, TOWN279.30(08)5002, TOWN279.30(08)6101, TOWN279.30(08)6102, TOWN279.30(08)6103, TOWN279.30(08)6104, TOWN279.30(08)6105, TOWN279.30(08)6106, TOWN279.30(08)6107, TOWN279.30(08)6201, TOWN279.30(08)6202, TOWN279.30(08)6203, TOWN279.30(08)6204, TOWN279.30(08)6401, TOWN279.30(08)6402, TOWN279.30(08)6403

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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 roof terraces; and

(e) Details of lighting within the public realm, to include location, design, specification, fittings and fixtures;

The relevant parts of the works shall be carried out in accordance with the details thus approved and maintained as such thereafter.

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.

- 4 No servicing, refuse collection or deliveries to the building hereby approved shall be arranged between 8:30am - 9:30am and 3:00pm - 4:00pm Monday to Friday, during school term time only.

Reason: To safeguard the amenities of the adjacent school within Building P1 and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 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: 9, 10 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 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.

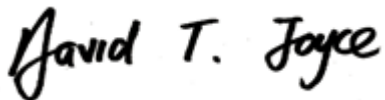
- 3 For the avoidance of doubt, condition 4 above relates to the agreed Servicing, Waste and Refuse Strategy for the loading bay located on Wollstonecraft Street, as set out in the accompanying Urban Design Report for the application.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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