

Application ref: 2018/5804/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 21 December 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: Detailed drawings/samples of materials as required by condition 9 of planning permission ref 2017/1206/P dated 15/08/17.

Drawing Nos: Cover Letter (16/11/2018), Design Document (condition 9),

151-01-I_Proposed Basement Plan
151-02-L_Proposed Ground Floor Plan
151-03-K_Proposed First floor Plan
151-04-K_Proposed Second Floor Plan
151-05-M_Proposed Plant Room Plan
151-06-G_Proposed Roof Plan
151-07-D_Proposed Lower Ground Floor Plan

152-01-I_Proposed South Elevation
152-02-I_Proposed East Elevation
152-03-I_Proposed North Elevation

153-01-K_Proposed Section AA
153-02-I_Proposed Section BB
153-03-I_Proposed Section CC
153-04-I_Proposed Section DD

211-01-D_Perimeter Section 01 -1st-2dn F
211-02-D_Perimeter Section 01 - Basement-GF
211-05-B_Section through Atrium Glazing

212-01-F_Proposed external wall detail 01
212-02-F_Proposed external wall detail 02
212-11-G_Proposed external wall detail 11

272-02-D_Proposed Roof Detail 01
272-03-D_Proposed Roof Detail 02
272-08-E_Proposed Roof Detail 08
272-09-D_Proposed Roof Detail 00

311-01-D_Glazing Schedule
311-02-D_Roof north lights schedule
311-03-D_Glazing Schedule sheet 02
311-06-B_GRC Schedule

312-01-C_Gas cupboard
312-02-B_Sliding door to office atrium-EDG.01
312-03-B_Double leaf entrance door to retail- EDG.02
312-04-C_Office access door to basement-EDG.04
312-05-B_Retail access door to basement- EDG.03
312-01-A_Louvre schedule.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting approval of details:

With regard to condition 9 attached to planning permission 2017/1206/P, detailed plan, elevation and section drawings of all new external windows and doors have been submitted. Samples and manufactures details of new facing materials including windows and door frames, glazing, natural stone and metal cladding have also been displayed on site. The detailed drawings provide the required level of details in terms of external windows and doors. The samples of materials are of high quality and demonstrate an appropriate tonal relationship with the adjacent listed building through use of pale colours and vertical stone fins. The details are therefore considered appropriate and provides a satisfactory contextual response to the building, street scene and surrounding conservation area.

The full impact of the proposed development has already been assessed. As such the proposed details are in general accordance with policy D1 and D2 of the Camden Local Plan 2017.

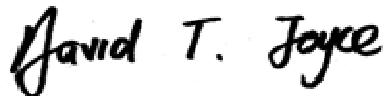
2 You are reminded that conditions 6 (photovoltaic cells - prior to occupation), 10 (restaurant ventilation - prior to first use), 13 (refuse storage and management - prior to first use) of planning permission ref 2017/1206/P dated 15/08/2017 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning