

Ms Alexandra Woolmore
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2016/5195/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

9 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Development Zone W (Triangle Site)
King's Cross Central
York Way
King's Cross
London
N1 4AG

Proposal:

Reserved Matters relating to the public realm within and around Development Zone W (also known as the 'Triangle Site') of the King's Cross Central (KXC) development, comprising landscape details for the Podium Garden, Northern and Southern Gateways and York Way, as required by conditions 2, 6, 7, 9, 11, 12, 13, 17, 21, 23, 25, and 26 of the Outline Planning Permission with reference 2004/2311/P.

Drawing Nos: KXC-W0-001-FA2283-PL-90-110 Rev 002, KXC-W0-001-FA2283-PL-90-101 Rev 002, KXC-W0-001-FA2283-PL-90-102 Rev 002, KXC-W0-001-FA2283-PL-90-103 Rev 002, KXC-W0-001-FA2283-PL-91-100 Rev 002, KXC-W0-001-FA2283-PL-90-201 Rev 001, KXC-W0-001-FA2283-PL-90-202 Rev 001, KXC-W0-001-FA2283-PL-90-210 Rev 001, KXC-W0-001-FA2283-PL-90-211 Rev 001, KXC-W0-001-FA2283-PL-90-212 Rev 001, KXC-W0-001-FA2283-PL-90-220 Rev 001, KXC-W0-001-FA2283-PL-90-100 Rev 003 and KXC-W0-001-FA2283-PL-90-903 Rev 001.



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

Condition(s) and Reason(s):

- 1 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area, to protect residential amenity and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:KXC-W0-001-FA2283-PL-90-110 Rev 002, KXC-W0-001-FA2283-PL-90-101 Rev 002, KXC-W0-001-FA2283-PL-90-102 Rev 002, KXC-W0-001-FA2283-PL-90-103 Rev 002, KXC-W0-001-FA2283-PL-91-100 Rev 002, KXC-W0-001-FA2283-PL-90-201 Rev 001, KXC-W0-001-FA2283-PL-90-202 Rev 001, KXC-W0-001-FA2283-PL-90-210 Rev 001, KXC-W0-001-FA2283-PL-90-211 Rev 001, KXC-W0-001-FA2283-PL-90-212 Rev 001, KXC-W0-001-FA2283-PL-90-220 Rev 001, KXC-W0-001-FA2283-PL-90-100 Rev 003 and KXC-W0-001-FA2283-PL-90-903 Rev 001.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 You are advised to contact the Council to agree any supplementary ground investigations which you intend to undertake prior to work on them commencing. If the investigations uncover any previously unidentified ground contamination then you will need to agree appropriate remediation measures with the Council. You are reminded that you are required to give the local planning authority written notification of the commencement of any remediation works. In line with UK standard industry practice you are required to produce a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out. This would need to be submitted to the Council for its approval following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Anona Arthur, Environmental Health Team on tel. no. 020 7974 2990).
- 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 Compliance and Enforcement team [Regulatory Services], 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.

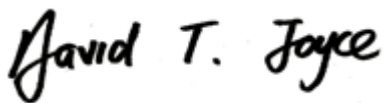
- 3 The following conditions on the outline permission (ref 2004/2311/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 2, 6, 7, 9, 11, 12, 13, 17, 21, 23, 25, and 26. You are however reminded of the 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.
- 4 Please be advised that this approval of Reserved Matters does not include the road crossings annotated on the plans which lie outside the purple line. These will require agreement from the Council's Highways Department.

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
Executive Director Supporting Communities