

Application ref: 2019/0182/P  
Contact: Patrick Marfleet  
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Date: 27 March 2019

**Development Management**  
Regeneration and Planning  
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Ms Laura Murray  
King's Cross Central General Partner Limited  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

**Plot T2-T4**  
**Development Zone T**  
**King's Cross Central**  
**London**  
**N1C 4BD**

Proposal:

Amendments to reserved matters application reference 2016/3195/P dated 23/01/2017 (Reserved matters relating to Plots T2-T4 within Development Zone T for erection of two buildings, T2 (part 9, part 10 storeys) and T3 (part 10, part 12 storeys), for use as offices (Class B1) on upper floors, a primary health care centre in T2 at ground floor (Class D1), flexible commercial/office/leisure units at ground floor level (A1-A4/B1/D2) and a fuel cell to the south west corner of T2. Associated cycle and car parking, refuse store, storage and plant areas provided. Public realm works to the western side of Canal Reach. As required by conditions 9, 10, 14, 16-22, 27, 28, 31, 33- 36, 45, 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). Namely to change the use of part of the ground floor from D1 (primary health care centre) to B1 (office), minor changes to building elevations and alterations to internal floor levels and layouts.

Drawing Nos: Plans for approval: KXC-T2-001-A-1503-P10-001 02, KXC-T2-001-A-1503-P10-002 02, KXC-T2-001-A-1503-P20-002 02, KXC-T2-001-A-1503-P20-101 02, KXC-T2-001-A-1503-P20-102 02, KXC-T2-001-A-1503-P20-103 02, KXC-T2-001-A-1503-P20-104 02, KXC-T2-001-A-1503-P20-108 02, KXC-T2-001-A-1503-P20-109 02,

KXC-T2-001-A-1503-P20-110 02, KXC-T2-001-A-1503-P20-111 02, KXC-T2-001-A-1503-P20-200 02, KXC-T2-001-A-1503-P20-201 02, KXC-T2-001-A-1503-P20-300 02, KXC-T2-001-A-1503-P20-302 02, KXC-T2-001-A-1503-P20-304 02, KXC-T2-001-A-1503-P20-310 02, KXC-T2-001-A-1503-P20-311 02, KXC-T2-001-A-1503-P20-320 02, KXC-T2-001-A-1503-P20-321 02, KXC-T2-001-A-1503-P20-322 02, KXC-T2-001-A-1503-P20-323 02, KXC-T2-001-A-1503-P20-330 02, KXC-T2-001-A-1503-P20-340 02, KXC-T2-001-A-1503-P20-341 02, KXC-T2-001-A-1503-P20-342 02, KXC-T2-001-A-1503-P20-343 02, KXC-T2-001-A-1503-P21-420 02, KXC-T2-001-A-1503-P21-421 02, KXC-T2-001-A-1503-P21-422 02, KXC-T2-001-A-1503-P21-423 02, KXC-T2-001-A-1503-P21-424 02, KXC-T2-001-A-1503-P21-425 02, KXC-T2-001-A-1503-P21-427 02, KXC-T2-001-A-1503-P21-428 02, KXC-T2-001-A-1503-P21-429 02, KXC-T2-001-A-1503-P21-440 02, KXC-T2-001-A-1503-P21-442 02, KXC-T2-001-A-1503-P21-444 02, KXC-T2-001-A-1503-P21-445 02, KXC-T2-001-A-1503-P21-446 02, KXC-T2-001-A-1503-P21-447 02, KXC-T2-001-A-1503-P21-451 02, KXC-T2-001-A-1503-P20-112 02

Superseded plans: KXC-T2-001-A-1503-P10-001 01, KXC-T2-001-A-1503-P10-002 01, KXC-T2-001-A-1503-P20-002 01, KXC-T2-001-A-1503-P20-101 01, KXC-T2-001-A-1503-P20-102 01, KXC-T2-001-A-1503-P20-103 01, KXC-T2-001-A-1503-P20-104 01, KXC-T2-001-A-1503-P20-108 01, KXC-T2-001-A-1503-P20-109 01, KXC-T2-001-A-1503-P20-110 01, KXC-T2-001-A-1503-P20-111 01, KXC-T2-001-A-1503-P20-200 01, KXC-T2-001-A-1503-P20-201 01, KXC-T2-001-A-1503-P20-300 01, KXC-T2-001-A-1503-P20-302 01, KXC-T2-001-A-1503-P20-304 01, KXC-T2-001-A-1503-P20-310 01, KXC-T2-001-A-1503-P20-311 01, KXC-T2-001-A-1503-P20-320 01, KXC-T2-001-A-1503-P20-321 01, KXC-T2-001-A-1503-P20-322 01, KXC-T2-001-A-1503-P20-323 01, KXC-T2-001-A-1503-P20-330 01, KXC-T2-001-A-1503-P20-340 01, KXC-T2-001-A-1503-P20-341 01, KXC-T2-001-A-1503-P20-342 01, KXC-T2-001-A-1503-P20-343 01, KXC-T2-001-A-1503-P21-420 01, KXC-T2-001-A-1503-P21-421 01, KXC-T2-001-A-1503-P21-422 01, KXC-T2-001-A-1503-P21-423, KXC-T2-001-A-1503-P21-424 01, KXC-T2-001-A-1503-P21-425 01, KXC-T2-001-A-1503-P21-427 01, KXC-T2-001-A-1503-P21-428 01, KXC-T2-001-A-1503-P21-429 01, KXC-T2-001-A-1503-P21-440 01, KXC-T2-001-A-1503-P21-442 01, KXC-T2-001-A-1503-P21-444 01, KXC-T2-001-A-1503-P21-445 01, KXC-T2-001-A-1503-P21-446 01, KXC-T2-001-A-1503-P21-447 01, KXC-T2-001-A-1503-P21-451 01

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.1 of planning permission 2016/3195/P dated 23/01/2017 shall be replaced with the following condition:

**REPLACEMENT CONDITION 1**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Superseded plans: KXC-T2-001-A-1503-P10-001 01, KXC-T2-001-A-1503-P10-002 01, KXC-T2-001-A-1503-P20-002 01, KXC-T2-001-A-1503-P20-101 01, KXC-T2-001-A-1503-P20-102 01, KXC-T2-001-A-1503-P20-103 01, KXC-T2-001-A-1503-P20-104 01, KXC-T2-001-A-1503-P20-108 01, KXC-T2-001-A-1503-P20-109 01, KXC-T2-001-A-1503-P20-110 01, KXC-T2-001-A-1503-P20-111 01, KXC-T2-001-A-1503-P20-200 01, KXC-T2-001-A-1503-P20-201 01,

KXC-T2-001-A-1503-P20-300 01, KXC-T2-001-A-1503-P20-302 01, KXC-T2-001-A-1503-P20-304 01, KXC-T2-001-A-1503-P20-310 01, KXC-T2-001-A-1503-P20-311 01, KXC-T2-001-A-1503-P20-320 01, KXC-T2-001-A-1503-P20-321 01, KXC-T2-001-A-1503-P20-322 01, KXC-T2-001-A-1503-P20-323 01, KXC-T2-001-A-1503-P20-330 01, KXC-T2-001-A-1503-P20-340 01, KXC-T2-001-A-1503-P20-341 01, KXC-T2-001-A-1503-P20-342 01, KXC-T2-001-A-1503-P20-343 01, KXC-T2-001-A-1503-P21-420 01, KXC-T2-001-A-1503-P21-421 01, KXC-T2-001-A-1503-P21-422 01, KXC-T2-001-A-1503-P21-423, KXC-T2-001-A-1503-P21-424 01, KXC-T2-001-A-1503-P21-425 01, KXC-T2-001-A-1503-P21-427 01, KXC-T2-001-A-1503-P21-428 01, KXC-T2-001-A-1503-P21-429 01, KXC-T2-001-A-1503-P21-440 01, KXC-T2-001-A-1503-P21-442 01, KXC-T2-001-A-1503-P21-444 01, KXC-T2-001-A-1503-P21-445 01, KXC-T2-001-A-1503-P21-446 01, KXC-T2-001-A-1503-P21-447 01, KXC-T2-001-A-1503-P21-451 01

Plans for approval: KXC-T2-001-A-1503-P10-001 02, KXC-T2-001-A-1503-P10-002 02, KXC-T2-001-A-1503-P20-002 02, KXC-T2-001-A-1503-P20-101 02, KXC-T2-001-A-1503-P20-102 02, KXC-T2-001-A-1503-P20-103 02, KXC-T2-001-A-1503-P20-104 02, KXC-T2-001-A-1503-P20-108 02, KXC-T2-001-A-1503-P20-109 02, KXC-T2-001-A-1503-P20-110 02, KXC-T2-001-A-1503-P20-111 02, KXC-T2-001-A-1503-P20-200 02, KXC-T2-001-A-1503-P20-201 02, KXC-T2-001-A-1503-P20-300 02, KXC-T2-001-A-1503-P20-302 02, KXC-T2-001-A-1503-P20-304 02, KXC-T2-001-A-1503-P20-310 02, KXC-T2-001-A-1503-P20-311 02, KXC-T2-001-A-1503-P20-320 02, KXC-T2-001-A-1503-P20-321 02, KXC-T2-001-A-1503-P20-322 02, KXC-T2-001-A-1503-P20-323 02, KXC-T2-001-A-1503-P20-330 02, KXC-T2-001-A-1503-P20-340 02, KXC-T2-001-A-1503-P20-341 02, KXC-T2-001-A-1503-P20-342 02, KXC-T2-001-A-1503-P20-343 02, KXC-T2-001-A-1503-P21-420 02, KXC-T2-001-A-1503-P21-421 02, KXC-T2-001-A-1503-P21-422 02, KXC-T2-001-A-1503-P21-423 02, KXC-T2-001-A-1503-P21-424 02, KXC-T2-001-A-1503-P21-425 02, KXC-T2-001-A-1503-P21-427 02, KXC-T2-001-A-1503-P21-428 02, KXC-T2-001-A-1503-P21-429 02, KXC-T2-001-A-1503-P21-440 02, KXC-T2-001-A-1503-P21-442 02, KXC-T2-001-A-1503-P21-444 02, KXC-T2-001-A-1503-P21-445 02, KXC-T2-001-A-1503-P21-446 02, KXC-T2-001-A-1503-P21-447 02, KXC-T2-001-A-1503-P21-451 02, KXC-T2-001-A-1503-P20-112 02, TOWN279.19.2(08)3001 Rev 6, TOWN279.19.2(08)3002 Rev 5, TOWN279.19.2(08)5001 Rev 5, TOWN279.19.2(08)4011, Rev 2, TOWN279.19.2(08)4021 Rev 3, TOWN279.19.2(08)4022 Rev 3, TOWN279.19.2(08)4023 Rev 3, TOWN279.19.2(08)4024 Rev 3, TOWN279.19.2(08)4025 Rev 2, TOWN279.19.2(08)4026 Rev 2, TOWN279.19.2(08)4027 Rev 2, TOWN279.19.2(08)7001 Rev 5, TOWN279.19.2(08)4031 Rev 2, TOWN279.19.2(08)4032 Rev 3, TOWN279.19.2(08)4041 Rev 2, TOWN279.19.2(08)4042 Rev 2, TOWN279.19.2(08)6011 Rev 3 and TOWN279.19.2(08)6012 Rev 3.

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, including details of the benches. 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 terraces at the ninth and tenth floors; 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 policy D1 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 the London Plan 2016 and Policy A3 of the London Borough of Camden Local Plan 2017.

- 4 The commercial units on the ground floor of the building if used for Class A3, A4, or D2 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07.30-23:30.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with

policies G1, CC1, CC2, CC3, CC4, D1 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous permission.

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 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer