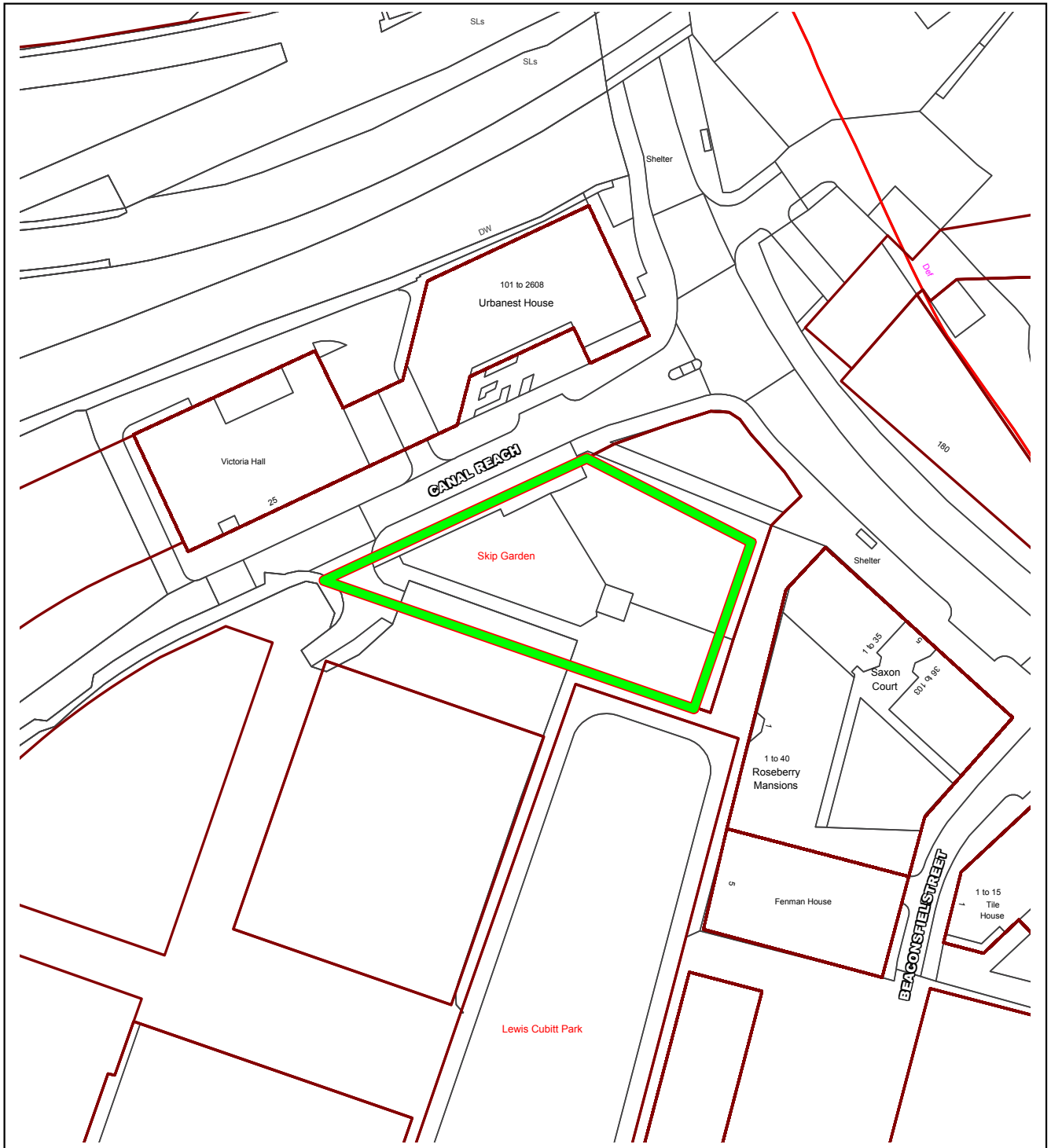


# Building S5 - 2019/3244/P



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# Approved/Proposed Plans

## 1. Approved ground floor arch design



Figure 84: View showing the main entrance and lobby on Cubitt Park



Figure 82: View showing the main entrance and lobby on Cubitt Park

## 2. Proposed ground floor arch design

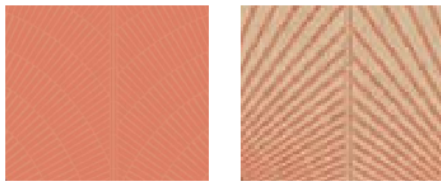


Figure 3: New Arch Brick Layout.

Figure 2: Previous Arch Brick Layout. Mortar gaps predominate



Figure 5: (Above) Oblique view of the Main Entrance from the Park.

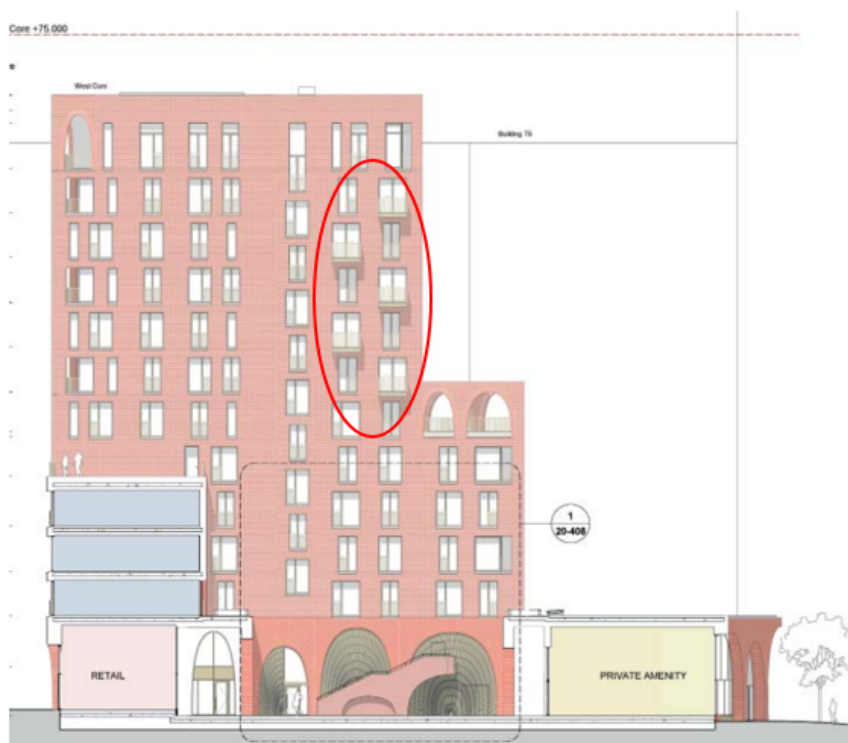


Figure 4: Typical arch brick arrangement showing the "Coursing Rings" bond and the updated all red brick blend

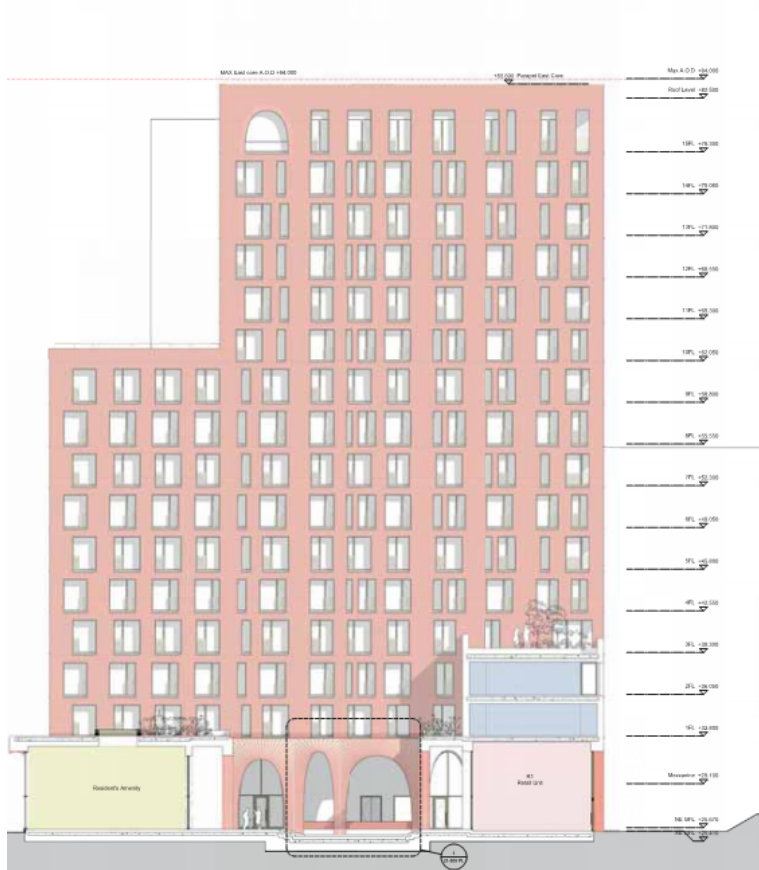
### 3. Approved internal west core



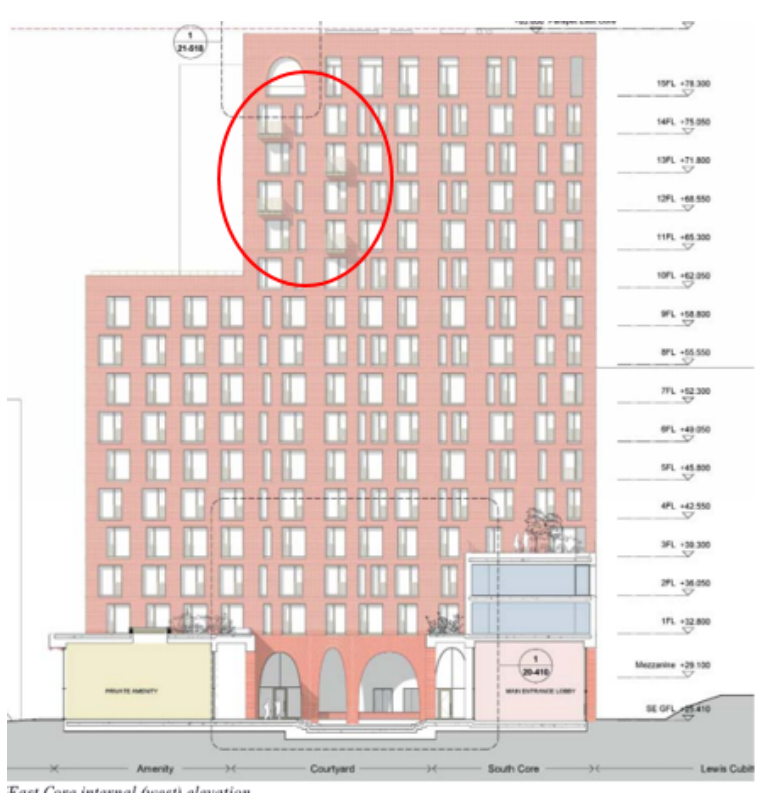
### 4. Proposed internal west core with additional balconies



### 5. Approved internal east core elevation



### 6. Proposed internal east core elevation with additional balconies





<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/08/2019</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>21/07/2019</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Patrick Marfleet				2019/3244/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Building S5 Development Zone S King's Cross Central London York Way N1C 4AQ				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<p>Amendment to reserved matters application 2018/4813/P dated 20/12/2018 (Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works, as required by conditions 9, 10, 14, 16-22, 24, 27, 28, 31, 33- 36, 37, 38, 39, 42. 42a, 43, 45, 46, 48, 49, 50A, 51, 55, 56, 60, 61, 63 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).</p> <p>Namely alterations to the unit mix to increase total number of dwellings from 158 to 163, additional terrace at level 5, 9 additional balconies on west and east cores, alterations to brickwork at ground floor level and increase in on-site cycle parking provision.</p>							
<b>Recommendation(s):</b>		Approve Reserved Matters subject to conditions					
<b>Application Type:</b>		<b>Approval of Reserved Matters</b>					

**Consultations**

<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
	No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	A site notice was displayed on 27/06/2019 and expired on 21/07/2019.			
<b>CAAC/Local groups comments:</b>	No responses have been received			

## Site Description

Development Zone S is located to the north of Regent's Canal. The Building S5 plot is located in a prominent position along the northern boundary of the King's Cross Central Site (KXC), to the north of Lewis Cubitt Park. To the west the application site is bound by Canal Reach with the approved and occupied student accommodation buildings (T5 and T6) located directly opposite, on the other side of the highway. To the east the site is bound by the residential Buildings R5 (Saxon Court) and R4 (Rubicon Court) and York Way to the north. The completed Lewis Cubitt Park lies directly to the south of the site. The application site is not located within a Conservation Area nor is it in close proximity to any listed buildings, the nearest being the East Coal Drops Yard and the former York Road Underground Station.

## Relevant History

### Plot S5

**2018/4813/P** - Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works, as required by conditions 9, 10, 14, 16-22, 24, 27, 28, 31, 33- 36, 37, 38, 39, 42, 42a, 43, 45, 46, 48, 49, 50A, 51, 55, 56, 60, 61, 63 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. **Application approved at Development Control Committee December 2018.**

## Relevant policies

### **National Planning Policy Framework 2019**

### **The London Plan 2016**

### **Camden Local Plan 2017**

**G1** Delivery and location of growth  
**H1** Maximising housing supply  
**H6** Housing choice and mix  
**H7** Large and small homes  
**C5** Safety and security  
**C6** Access for all  
**A1** Managing the impact of development  
**A2** Open space  
**A3** Biodiversity  
**A4** Noise and vibration  
**A5** Basements and Lightwells  
**D1** Design  
**D2** Heritage  
**D3** Shopfronts  
**CC1** Climate change mitigation  
**CC2** Adapting to climate change  
**CC3** Water and flooding  
**CC4** Air quality  
**CC5** Waste  
**TC1** Quantity and location of retail development  
**T1** Prioritising walking, cycling and public transport  
**T2** Parking and car-free development



**T3** Transport infrastructure

**T4** Sustainable movement of goods and materials

## **Camden Planning Guidance**

CPG Design 2019

CPG Energy efficiency and adaptation 2019

CPG Town Centres 2018

CPG Amenity 2018

CPG Transport 2019

## **Assessment**

### **1. Proposal**

1.1 The application is for minor amendments to the reserved matters approval for plot S5 within Development Zone S. Approval was granted for the erection of a 15 storey residential building with flexible commercial use at ground floor level. The application also included associated Public realm works surrounding the site.

1.2 The proposed amendments can be summarised as follows:

- Alterations to the approved unit mix resulting in an increase of 5 homes (158 to 163 total dwellings)
- Division of private terrace on western core at level 5 to create two smaller terrace areas
- Addition of 9 bolt on balconies overlooking internal courtyard to the north of the west and east cores to provide amenity space for 9 homes
- Amendment to the brick coursing and colouring of the ground floor arches
- Minor internal changes including an enlarged bin storage area and increased cycle parking provision at ground floor mezzanine level (174 spaces to 272 spaces)

### **2. Assessment**

2.1 The proposed amendments are the result of the evolution of the design of the proposals. Each of the amendments is assessed in turn below, in relation to the relevant conditions of the Outline Planning Permission which include:

- 14 – Site-wide floorspace
- 16 – Urban Design Report
- 19 – Access and Inclusivity Statement
- 21 – Construction Timetable
- 24 – Housing delivery plan
- 27 – Floorspace

- 28 – Refuse Storage and Collection
- 31 – Parameter Plans and Development Specification
- 33 & 34 – Floorspace Permitted Site-wide and north of Regent’s Canal
- 35 – Uses permitted
- 36 – Floorspace and development zones
- 39 - Residential Uses
- 42 – Residential Floorspace
- 42a Residential Mix
- 43 – Residential daylight and sunlight
- 51 – Cycle parking

2.2 Other than these points, the proposed amendments are not considered to impact on other material considerations which were taken into account in the assessment of the original proposal. For a full understanding of the assessment of the application please see the report for the original scheme, reference: **2018/4813/P**.

**Site-wide floorspace (Condition 14)**

- 2.3 The floorspace monitoring table included within the current Submission Statement demonstrates that the requirements of Condition 14 (a-f) for 70,000sqm, 140,000sqm, 210,000sqm, 280,000sqm, 350,000sqm and 420,000sqm to be developed before the expiry of three, six, nine, twelve, fifteen and eighteen years have already been fulfilled.
- 2.4 The amendments proposed as part of the current application would result in a net decrease in floorspace of 16sqm GEA. This minor reduction in floorspace at Building S5 would have not significant impact on the scheme’s compliance with condition 14, the requirements of which have already been met.
- 2.5 Therefore, the current application has demonstrated that the proposals for Plot S5 are all within the agreed parameters set by the outline planning permission.

**Urban Design Report (Condition 16)**

Ground floor arches and brick course

- 2.6 The Urban Design Report submitted with the previously approved Reserved Matters application proposed two brick types that alternated between red and white brick laid as string stretchers to the curve of the arch. Whilst an intricate and attractive architectural detail, the applicants design team considered the use of two different brick colours to detract from the overall solidity of the approved scheme, which is intended to appear as a single block that is built from the same material. There were also concerns regarding the tapering mortar joint proposed for the arches which in some points would be wider than the bricks themselves, creating a feature that would be dominated by lime mortar rather than the higher quality red brick
- 2.7 Subsequently, the current application proposes to use a single red brick for the ground floor

arches in order to produce a more coherent and robust design that ties in with the rest of the development and anchors the building to the site. Whilst the use of two different brick colours was an attractive design detail, the proposed alteration to a single red brick is not considered to detract from the form and architectural quality of the ground floor arches. The proposed amendment has been reviewed by the Council's Urban Design Officer who raises no objection to the proposal and is satisfied that a high quality finish will continue to be achieved.

#### Additional Balconies

- 2.8 The current proposal seeks to install an additional nine bolt on balconies to nine one bed homes to the north of the east and western cores of the building to provide outdoor amenity space for these homes and improve the standard of accommodation. Further, the private terrace to the north west core is now proposed to be two smaller private terrace areas to provide amenity space for two separate homes. Whilst the proposed balconies would be visible from several views surrounding the site, they would match the design of similar balconies elsewhere on the building and would not detract from the character and appearance of the approved development or the wider area.
- 2.9 Overall it is considered that these amendments to the design of the building are minor and in keeping with the original Reserved Matters and as such no objection is raised.

#### Access and Inclusivity Statement (Condition 19)

- 2.10 The proposed amendments to Building S5 do not affect the accessibility of the building apart from the alterations to 3 of the proposed adaptable apartment layouts, units WC.01.05, WC.01.02 and WC.11.03.
- 2.11 Unit WC.01.05 would go from a 2 bed 4 person unit to a 1 bed 2 person unit, WC.01.02 would be converted so that it becomes a 3 bed 6 person unit and WC.11.03 would have a modified entrance and bathroom layout which would improve the internal circulation space.
- 2.12 The proposed amendments would be in compliance with the requirements of the GLA's supplementary planning guidance "Accessible London" and best practice guidance document, *Wheelchair Accessible Homes Design Guidance* (1997). Further, 19 of the proposed 163 units (11.6%) are wheelchair adaptable, which is an increase from the 10.1% currently approved.
- 2.13 Given the above, no objection is raised to the proposals on access grounds.

#### Housing Delivery Plan (Condition 24)

- 2.14 The current amendments to Building S5 would result in a total of 163 new homes being provided at the site which is an increase of 5 units when compared with the original approval. The new mix would comprise 31 studios (19%), 68 one beds (42%), 54 two beds (33%) and 10 three beds (6%). The amendments to the unit mix of market homes would include an increase of 4 studios (13 in total), an increase of 10 one beds (35 in total), a decrease of 8 two bed units (45 in total) and decrease of 1 three bed (10 in total). No changes are proposed to the mix of affordable rented homes.
- 2.15 The proposed alterations to the unit mix are a result of the scheme's design development and a review of the anticipated demand for the proposed mix. The increase in one bed units at the and small decrease in 2 and 3 bed units is considered to better respond to the current market demand for flats of this size without harming the overall spread of sizes and types of homes on offer.
- 2.16 Given the above, the proposed alterations to the approved mix would continue to exceed the

requirements of the outline permission for family size homes across the Kings Cross Central site and is therefore considered acceptable.

### **Floorspace and refuse storage and collection (Condition 27 and 28)**

- 2.17 Condition 27 requires the submission of floorspace figures and floorplans showing layout and uses including servicing and access. With regard to Building S5, the proposed amendments (reconfiguration of internal space) would result in a floorspace reduction of 16sqm GEA, which is a result of the extended cycle storage area and larger bin store.
- 2.18 The approach to calculating the revised floorspace figures is consistent with that applied to the original reserved matters submission, in so far as plant, utility and infrastructure are excluded from the total floorspace figure. The submitted revised plans provide the revised bin store layout within the building. As such, no objection is raised to the proposed floorspace amendments.

### **Parameter Plans and Development Specification (Condition 31)**

- 2.19 Condition 31 (h) state that development proposals should comply with parameter plan KXC013 which indicate finished site levels, development massing and maximum building heights. With regard to building massing, parameter plan KXC013 permits 25% of the total floorspace for each development zone to be constructed 30 metres or more above finished ground levels.
- 2.20 The floorspace of Building S5 above this level remains unchanged as a result of the current application and stays at 4,285sqm (27.9%). The revised proposals are therefore in accordance with the parameter plans approved as part of the outline permission.

### **Floorspace Permitted Site-Wide and North of the Regent's Canal (Condition 33 and 34)**

- 2.21 Condition 33 of the outline permission states that the total floorspace constructed and used pursuant to the outline permission should not exceed 713,090sqm GEA whilst condition 34 states that development North of Regent's Canal should not exceed 468,480sqm.
- 2.22 The minor 16sqm (GEA) reduction in floorspace at the site would not adversely impact on the maximum site wide figure of 713,090sqm or the maximum figure of 468,480sqm for the area north of the canal. The proposal is therefore in compliance with conditions 33 and 34.

### **Uses Permitted and floorspace and development zone (Conditions 35 and 36)**

- 2.23 Condition 35 and 36 of the outline permission require floorspace to be constructed in accordance with maximum floorspace allocations of Annex B (north and south of the Canal). No changes of use are proposed as part of the current amendments application. The proposal would therefore remain in compliance with the requirements of Condition 35 and 36 by ensuring that the amended scheme would not exceed the maximum figures for the relevant land uses applying within that area.

### **Residential uses, floorspace and mix (Conditions 39, 42 and 42a)**

- 2.24 Condition 39 requires residential floorspace, when completed, to comprise no less than 137,200 GEA and include no more than 1700 residential units. The minor amendments would result in an increase of 5 residential units and a very minor reduction of floorspace of 16sqm. The revised table below demonstrates compliance with the cumulative residential floorspace and number of units of the outline permission.

Building	Residential Floorspace	No of Dwellings
Building R4	11,274	117
Building J	15,012	143
Building R5N (as amended 2011)	13,545	144
Building P1 (inc. S106 Deed of Variation) <sup>1</sup>	26,261	263
Building T1 (as amended 2014)	15,982	129
Building R5 S	7,997	76
Gas Holder Triplets	17,305	144
Building R3	6,410	61
Building R8	14,787	151
Building S5	14,584	163
<b>TOTAL</b>	<b>143,157</b>	<b>1,391</b>

2.25 Condition 42 monitors the minimum floorspace figures for the provision of market, affordable and social rented units across the site. The proposal would create an additional 5 market units at the site with no change to the intermediate rental units provided. The table below demonstrates that the minimum provision for Residential and Affordable Housing floorspace has already been exceeded. The remaining social rent units will be provided through forthcoming residential development to the north of the site.

Building	Residential Floorspace	Affordable Floorspace	Social Rented Floorspace
Building R4	11,274	11,274	9,161
Building J	15,012	3,061	3,061
Building R5N (as amended 2011)	13,545	13,482	10,005
Building P1 (inc. S106 Deed of Variation) <sup>2</sup>	26,261	7,113	5,198
Building T1 (as amended 2014) <sup>3</sup>	15,982	3,427	3,427
Building R5 S	7,997	0	0
Gas Holder Triplets	17,305	0	0
Building R3	6,410	0	0
Building R8	14,787	7,903	7,903
Building S5	14,584	3,380	0
<b>TOTAL</b>	<b>143,157</b>	<b>49,640</b>	<b>38,755</b>
<b>Minimum Permitted</b>	<b>137,200</b>	<b>46,976</b>	<b>39,568</b>

2.26 Condition 42a states that the residential homes approved under subsequent reserved matters applications shall include not less than 23% of units as three and four bedroom accommodation.

2.27 The current proposal would result in the loss of 1 three/four bed unit at the site and a reduction of 1% of 3-4 bedrooms across the whole of the Kings Cross Central site, bringing the total figure down to 22% which is below the minimum 23% requirement of Condition 42a. However, the condition does not require the 23% target to be met until all development has been completed at the site. Therefore, whilst this is a marginal dip in larger units it will be easily recovered through future applications for residential development at the site, namely Building S4 which will include a number of 3-4 bed affordable units. The proposal is therefore considered to be in general compliance with Condition 42a.

### **Residential Daylight and Sunlight (Condition 43)**

2.28 As a result of the proposed amendments and internal reconfiguration of some of the units, the revised scheme would result in an increase in the Average Daylight Factor for the building as a

whole (from 67.3% to 70.7%), which is welcomed. The Annual Probable Sunlight Hours compliance rate would also improve from 33% to 44% throughout the entire building.

2.29 The proposed amendments are therefore considered to be in general compliance with the requirements of condition 43.

### **Cycle Parking (Condition 51)**

2.30 The original Reserved Matters Approval secured 174 cycle parking space within the envelope of the building for residents and visitors. Through the design development stage this cycle parking at mezzanine level has been expanded over the commercial ground floor units to provide a total of 270 spaces comprising 178 space for the market homes and 92 spaces for the affordable units.

2.31 The proposed increase in cycle parking at the site is welcomed and would be well in excess of the minimum provision required under the outline permission. The proposal is therefore in compliance with Condition 51.

### **3. Conclusion**

3.1 The proposed amendments are considered to conserve and enhance the appearance of the building and would not be significantly different to the originally approved Reserved Matters.

### **4. Recommendation**

4.1 Approve Reserved Matters subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12<sup>th</sup> August 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/3244/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 2 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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WC1H 9JE

Phone: 020 7974 4444

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Ms Laura Murray  
4 Stable Street  
London  
N1C 4AB  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Approval of Reserved Matters Granted**

Address:

**Building S5  
Development Zone S  
King's Cross Central  
London  
York Way  
N1C 4AQ**

# DECISION

Proposal:

Amendment to reserved matters application 2018/4813/P dated 20/12/2018 (Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works, as required by conditions 9, 10, 14, 16-22, 24, 27, 28, 31, 33- 36, 37, 38, 39, 42, 42a, 43, 45, 46, 48, 49, 50A, 51, 55, 56, 60, 61, 63 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), namely alterations to the unit mix to increase total number of dwellings from 158 to 163, additional terrace at level 5, 9 additional balconies on west and east cores, alterations to brickwork at ground floor level and increase in on-site cycle parking provision.

Drawing Nos: Plans for approval: (KXC-S5-A-ABA) 2433-20-1GF PL02, 2433-20-1M1 PL02, 2433-20-101 PL02, 2433-20-102 PL02, 2433-20-103 PL02, 2433-20-104 PL02, 2433-20-105 PL02, 2433-20-106 PL02, 2433-20-107 PL02, 2433-20-108 PL02, 2433-20-109 PL02, 2433-20-110 PL02, 2433-20-111 PL02, 2433-20-112 PL02, 2433-20-113 PL02, 2433-20-114 PL02, 2433-20-115 PL02, 2433-20-116 PL02, 2433-20-202 PL02, 2433-20-203 PL02, 2433-20-204 PL02, 2433-20-205 PL02, 2433-20-301 PL02, 2433-20-302 PL02, 2433-20-303 PL02, 2433-20-304 PL02, 2433-20-305 PL02, 2433-20-306 PL02, 2433-20-307 PL02, 2433-20-308 PL02, 2433-21-501 PL02, 2433-21-502 PL02, 2433-21-503 PL02, 2433-21-504 PL02, 2433-21-505 PL02, 2433-21-508 PL02, 2433-21-509 PL02, 2433-21-512 PL02, 2433-21-513 PL02, 2433-21-514 PL02, 2433-21-515 PL02, 2433-20-1037 PL01, 2433-20-1038 PL01, 2433-20-1039 PL01, 2433-20-1023 PL02, 2433-20-1025 PL02, 2433-20-1026 PL02, Cover letter dated 17/06/2019, Submission Statement dated June 2019.

Superseded plans: (KXC-S5-A-ABA) 2433-20-1GF PL01, 2433-20-1M1 PL01, 2433-20-101 PL01, 2433-20-102 PL01, 2433-20-103 PL01, 2433-20-104 PL01, 2433-20-105 PL01, 2433-20-106 PL01, 2433-20-107 PL01, 2433-20-108 PL01, 2433-20-109 PL01, 2433-20-110 PL01, 2433-20-111 PL01, 2433-20-112 PL01, 2433-20-113 PL01, 2433-20-114 PL01, 2433-20-115 PL01, 2433-20-116 PL01, 2433-20-202 PL01, 2433-20-203 PL01, 2433-20-204 PL01, 2433-20-205 PL01, 2433-20-301 PL01, 2433-20-302 PL01, 2433-20-303 PL01, 2433-20-304 PL01, 2433-20-305 PL01, 2433-20-306 PL01, 2433-20-307 PL01, 2433-20-308 PL01, 2433-21-501 PL01, 2433-21-502 PL01, 2433-21-503 PL01, 2433-21-504 PL01, 2433-21-505 PL01, 2433-21-508 PL01, 2433-21-509 PL01, 2433-21-512 PL01, 2433-21-513 PL01, 2433-21-514 PL01, 2433-21-515 PL01, 2433-20-1023 PL01, 2433-20-1025 PL01, 2433-20-1026 PL01

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 2018/4813/P dated 20/12/2018 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: (KXC-S5-A-ABA) 2433-10-001 PL02, 2433-10-002 PL01, 2433-20-1B1 PL01, 2433-20-1GF PL02, 2433-20-1M1 PL02, 2433-20-101 PL02, 2433-20-102 PL02, 2433-20-103 PL02, 2433-20-104 PL02, 2433-20-105 PL02, 2433-20-106 PL02, 2433-20-107 PL02, 2433-20-108 PL02, 2433-20-109 PL02, 2433-20-110 PL02, 2433-20-111 PL02, 2433-20-112 PL02, 2433-20-113 PL02, 2433-20-114 PL02, 2433-20-115 PL02, 2433-20-116 PL02, 2433-20-202 PL02, 2433-20-203 PL02, 2433-20-204 PL02, 2433-20-205 PL02, 2433-20-301 PL02, 2433-20-302 PL02, 2433-20-303 PL02, 2433-20-304 PL02, 2433-20-305 PL02, 2433-20-306 PL02, 2433-20-307 PL02, 2433-20-308 PL02, 2433-21-501 PL02, 2433-21-502 PL02, 2433-21-503 PL02, 2433-21-504 PL02, 2433-21-505 PL02, 2433-21-508 PL02, 2433-21-509 PL02, 2433-21-512 PL02, 2433-21-513 PL02, 2433-21-514 PL02, 2433-21-515 PL02, 2433-20-1037 PL01, 2433-20-1038 PL01, 2433-20-1039 PL01, 2433-20-1023 PL02, 2433-20-1025 PL02, 2433-20-1026 PL02, (KXC-S5-XXX-LBHSL) 613-20-000, 613-90-001, 613-90-002, 613-90-003, 613-91-004, 613-91005, 613-91-006, 613-90-501, 613-90-502, 613-90-503, 613-90-504, 613-90505, 613-90-506, 613-90-507, 613-90-508.



Supporting documents: Cover letter dated 17/06/2019, Submission Statement dated June 2019, Compliance Report by King's Cross Central General Partner Ltd September 2018, WSI for Archaeological Watching Brief by MOLA September 2018, Daylight and Sunlight Report and Sustainability Plan by Hoare Lea dated September 2018, Earthworks and Remediation Plan by Ramboll September 2018, Access Statement by All Clear Design September 2018, Urban Design Report by Alison Brooks Architects September 2018.

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) 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;

- (c) Details of all soft landscaping within the public realm;

- (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 The ground floor commercial units if used for Class A3, A4, or A5 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.

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.

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

Director of Regeneration and Planning