

18 November 2019



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Dear Sir/Madam

1-5 Kings Cross Bridge, 281 Pentonville Road and 368 Grays Inn Road, London, N1 9NW
Approval of Details Reserved by Condition 13
Planning Portal Reference: PP-08259452

On behalf of the applicant, UK Real Estate Ltd, please find enclosed an application to discharge Condition 13 of planning permission 2017/1206/P.

In addition to this covering letter, please find enclosed the following:

- Application form;
- Discharge of Condition 13 Report (Latitude).

The application has been submitted via the Planning Portal (Reference: PP-08259452) The application fee of £116 + £25 Planning Portal Fee has been paid online via the Planning Portal.

Site Location

The proposed external lighting scheme is for the newly built King's Cross Bridge building, which is located in the heart of London's King's Cross. The building is bound by Pentonville Road, King's Cross Bridge and Gray's Inn Road. The building is a 3 storey development providing either retail or restaurant use at ground floor level with offices on the 1st and 2nd floors.

Background

Planning permission was granted in 2014 (Ref: 2014/0371/P) for the following works:

'Erection of three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building.'

Following this, a Minor Material Amendment was approved in 2017 (ref: 2017/1206/P) with the following description of development :

'Variation of Condition 2 (approved plans) of planning permission reference: 2014/0371/P dated 26/08/2014 (for the erection of a three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building) to amend the access from street to basement levels; raise the ground floor slab to allow access to underground tunnels; provision of basement services (cycle/refuse storage);

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alterations to upper floor layout; infill of approved void between first and second floor levels; provision of a full length facade to the ground floor elevation facing Kings Cross Bridge; revised materials for office entrance on Gray's Inn Road and an increase in the height of approved plant screen, and Variation of Condition 3 (method statement) to allow some above ground development to commence prior to the submission/approval of the method statement for development proposed below ground level.'

This discharge of condition application provides details in relation to Condition 6 of the above planning permission.

Condition 13 states:

'Details of refuse storage and management arrangements for the site shall be submitted to and approved in writing by the local planning authority prior to the first use of the development. The development shall thereafter be implemented only in accordance with the approved details.'

The report prepared by Latitude provides details of the proposed refuse storage facilities in the development and the arrangements to ensure it is efficiently managed.

The development will house the following storage for bin bags in line with the recommended storage guidelines:

- 3 no. 1100 Litre Containers
- 2 no. 660 Litre Containers

The bin store itself will be mechanically ventilated and its access will be restricted. The location of the refuse storage is illustrated within the attached report. The Latitude report also shows correspondence from the Council whereby they have confirmed the proposed arrangement to be acceptable.

It is considered that the submitted materials provide sufficient and appropriate detail to satisfy the requirements of Condition 13, and therefore the condition can be discharged.

I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me using the details set out at the head of this letter.

Yours sincerely

Mohan Everett MRTPI
**Planning
Savills**