

Application ref: 2016/1671/P  
Contact: Patrick Marfleet  
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Date: 7 February 2020

**Development Management**  
Regeneration and Planning  
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Argent (King's Cross) Ltd  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Eastern Goods Yard  
Development Zone G  
Kings Cross Central  
York Way  
London**

Proposal:

Details of Post-Construction BREEAM Assessment (Development Zone G) required by condition 21 of planning permission reference 2007/5228/P dated 01/04/08 For reserved matters relating to The Eastern Goods Yard (Development Zones L and G) pursuant to conditions 2, 3, 6, 7, 10, 12, 16 to 23 (incl), 25 to 28 (incl), 31, 32, 35 to 38 (incl), 45 46, 48, 49, 51, 55, 56, 59, and 64 to 68 (incl) of planning permission granted subject to a section 106 legal agreement dated 22nd December 2006 (ref. 2004/2307/P) (outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area).

Drawing Nos: BREEAM certificate number - BREEAM 0051-1089 01, Cover Letter dated March 2016.

Informative(s):

1 Reasons for granting permission.

Condition 21 requires the applicant, within 2 months of practical completion of each relevant part of the development, to submit to the local planning authority for its written approval a Post-Construction BREEAM Assessment undertaken by an accredited assessor and accompanying statement demonstrating that by reasonable endeavours the BREEAM ratings of very-good or excellent as set out in the submitted Environmental Sustainability Plan have been met.

The submitted documents include BREEAM design stage certification to demonstrate that Pavilion G1 has been assessed by a licensed assessor and has achieved a score of 76.7% (excellent). The submitted details are therefore considered sufficient to discharge condition 21.

As such, the details are in general accordance with policy SD9C of the London Borough of Camden Replacement Unitary Development Plan 2006.

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