

Application ref: 2019/5379/P
Contact: Kate Henry
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Date: 13 February 2020

Development Management
Regeneration and Planning
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Ms Laura Murray
Argent LLP
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Building S3
King's Cross Central
York Way
London
N1C 4AB

Proposal: Reserved matters relating to Plot S3 within Development Zone S for the erection of an 11 storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated public realm works, as required by conditions 3, 9, 14, 16-22, 27-28, 31, 33-36, 45-46, 48- 49, 50A, 51, 56, 60, 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

Drawing Nos: KXC-S3-A-AHM18083-(P)-001 Rev 00; KXC-S3-A-AHM18083-(P)-002 Rev 00; KXC- S3-A-AHM18083-(P)-100 Rev 00; KXC- S3-A-AHM18083-(P)-101 Rev 00; KXC- S3-A-AHM18083-(P)-102 Rev 00; KXC- S3-A-AHM18083-(P)-103 Rev 00; KXC- S3-A-AHM18083-(P)-104 Rev 00; KXC- S3-A-AHM18083-(P)-105 Rev 00; KXC- S3-A-AHM18083-(P)-106 Rev 00; KXC- S3-A-AHM18083-(P)-107 Rev 00; KXC- S3-A-AHM18083-(P)-108 Rev 00; KXC- S3-A-AHM18083-(P)-109 Rev 00; KXC- S3-A-AHM18083-(P)-110 Rev 00; KXC- S3-A-AHM18083-(P)-111 Rev 00; KXC- S3-A-AHM18083-(P)-112 Rev 00; KXC- S3-A-AHM18083-(P)-200 Rev 00; KXC- S3-A-AHM18083-(P)-201 Rev 00; KXC- S3-A-AHM18083-(P)-202 Rev 00; KXC- S3-A-AHM18083-(P)-203 Rev 00; KXC- S3-A-AHM18083-(P)-300 Rev 00; KXC- S3-A-

AHM18083-(P)-305 Rev 00; KXC- S3-A-AHM18083-(P)-401 Rev 00; KXC- S3-A-AHM18083-(P)-402 Rev 00; KXC- S3-A-AHM18083-(P)-403 Rev 00; KXC- S3-A-AHM18083-(P)-404 Rev 00; KXC- S3-A-AHM18083-(P)-405 Rev 00; KXC- S3-A-AHM18083-(P)-406 Rev 00; KXC- S3-A-AHM18083-(P)-407 Rev 00; KXC- S3-A-AHM18083-(P)-408 Rev 00; TOWN279.28.04(03)5001 Rev 05; TOWN279.28.04(03)5002 Rev 04; TOWN279.28.04(036101 Rev 02; TOWN279.28.04(03)6102 Rev 01; TOWN279.28.04(03)6103 Rev 01; TOWN279.28.04(03)6104 Rev 01; TOWN279.28.04(03)6105 Rev 01; TOWN279.28.04(03)6106 Rev 01; TOWN279.28.04(03)6201 Rev 01; TOWN279.28.04(03)6202 Rev 01; TOWN279.28.04(03)6203 Rev 01; TOWN279.28.04(03)6401 Rev 01; TOWN279.28.04(03)6402 Rev 01; TOWN279.28.04(03)7001 Rev 02; TOWN279.28.04(03)7002 Rev 02; TOWN279.28.04(03)7003 Rev 02; Compliance Report (October 2019); Urban Design Report (October 2019); Written Scheme of Investigation for an Archaeological Watching Brief (October 2019); Environmental Sustainability Plan (October 2019); Earthworks & Remediation Plan (October 2019); Access and Inclusivity Report (October 2019)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: KXC-S3-A-AHM18083-(P)-001 Rev 00; KXC-S3-A-AHM18083-(P)-002 Rev 00; KXC- S3-A-AHM18083-(P)-100 Rev 00; KXC- S3-A-AHM18083-(P)-101 Rev 00; KXC- S3-A-AHM18083-(P)-102 Rev 00; KXC- S3-A-AHM18083-(P)-103 Rev 00; KXC- S3-A-AHM18083-(P)-104 Rev 00; KXC- S3-A-AHM18083-(P)-105 Rev 00; KXC- S3-A-AHM18083-(P)-106 Rev 00; KXC- S3-A-AHM18083-(P)-107 Rev 00; KXC- S3-A-AHM18083-(P)-108 Rev 00; KXC- S3-A-AHM18083-(P)-109 Rev 00; KXC- S3-A-AHM18083-(P)-110 Rev 00; KXC- S3-A-AHM18083-(P)-111 Rev 00; KXC- S3-A-AHM18083-(P)-112 Rev 00; KXC- S3-A-AHM18083-(P)-200 Rev 00; KXC- S3-A-AHM18083-(P)-201 Rev 00; KXC- S3-A-AHM18083-(P)-202 Rev 00; KXC- S3-A-AHM18083-(P)-203 Rev 00; KXC- S3-A-AHM18083-(P)-300 Rev 00; KXC- S3-A-AHM18083-(P)-305 Rev 00; KXC- S3-A-AHM18083-(P)-401 Rev 00; KXC- S3-A-AHM18083-(P)-402 Rev 00; KXC- S3-A-AHM18083-(P)-403 Rev 00; KXC- S3-A-AHM18083-(P)-404 Rev 00; KXC- S3-A-AHM18083-(P)-405 Rev 00; KXC- S3-A-AHM18083-(P)-406 Rev 00; KXC- S3-A-AHM18083-(P)-407 Rev 00; KXC- S3-A-AHM18083-(P)-408 Rev 00; TOWN279.28.04(03)5001 Rev 05; TOWN279.28.04(03)5002 Rev 04; TOWN279.28.04(036101 Rev 02; TOWN279.28.04(03)6102 Rev 01; TOWN279.28.04(03)6103 Rev 01; TOWN279.28.04(03)6104 Rev 01; TOWN279.28.04(03)6105 Rev 01; TOWN279.28.04(03)6106 Rev 01; TOWN279.28.04(03)6201 Rev 01; TOWN279.28.04(03)6202 Rev 01; TOWN279.28.04(03)6203 Rev 01; TOWN279.28.04(03)6401 Rev 01; TOWN279.28.04(03)6402 Rev 01; TOWN279.28.04(03)7001 Rev 02; TOWN279.28.04(03)7002 Rev 02; TOWN279.28.04(03)7003 Rev 02; Compliance Report (October 2019); Urban Design Report (October 2019); Written Scheme of Investigation for an Archaeological Watching Brief (October 2019); Environmental Sustainability

Plan (October 2019); Earthworks & Remediation Plan (October 2019); Access and Inclusivity Report (October 2019).

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;

(e) Details of lighting within the public realm, to include location, design, specification, fittings and fixtures;

(f) Details of any street furniture provided in the public realm.

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 The Class A3 (restaurant) unit 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 Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of development, full details in respect of the living roof(s) in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs
 - iii. full details of planting species and density

The living roof(s) 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.

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, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first occupation, a verification report based on the Earthworks and Remediation Plan (dated January 2020) shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the risks from ground gas are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, A1 and DM1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of the relevant part of the development, full details of the design of the servicing route through the building (Chilton Lane), including the road surfacing and facing materials for the walls / roof, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policies C5, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to first occupation, details of a management plan for the stepped roof terraces on Levels 7, 8 and 9 of the building hereby approved, shall be submitted to and approved in writing by the local planning authority. Thereafter the terraces shall only be used in accordance with the agreed management plan.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise or disturbance, in accordance with the requirements of Policies A1 and A4 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, 14, 16-22, 27, 28, 31, 33, 34, 35, 36, 45, 46, 48, 49, 50A, 51, 56, 60, 63, 64, 65, 66, 77. 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 It is the applicant's responsibility to contact Historic England GLAAS to advise them of the intended start date to enable them to carry out the necessary monitoring visits associated with condition 56 of the outline planning permission (2004/2307/P, dated 22/12/2006).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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