

Application ref: 2019/6372/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 9 March 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

King's Cross Central General Partner Limited
4 Stable Street
London
N1C 4AB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Buildings W1 and W2
Development Zone W (Triangle Site)
York Way
London
King's Cross
N1C 0AZ

Proposal:

Amendments to reserved matters application reference 2016/1530/P dated 06/06/2016, (as amended by 2016/4934/P and 2018/5651/P) (Erection of 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5)) and W2 (an 8 storey building to provide 78 residential units (Use Class C3) (including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5)) and basement area to include 363 cycle spaces, 48 car parking spaces, plant, refuse and ancillary uses as required by conditions 2, 4, 6, 9-19, 20, 22-30 of outline planning permission granted at appeal subject to a S106 agreement (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P) for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area). Namely to introduce entrance canopies, removal of retail unit in W1 and replacement with residents entrance and associated façade alterations, amendments to internal layout at podium level in W1, and layout of residential units, platform lift internalised resulting in widening of steps between W1 and W2 and decrease in retail unit in W2, amendments to stair cores in W2, minor alterations to the building facades namely alterations to windows, change in brick colour, addition of concrete frieze and brick banding to W2, increase in size of balconies on W1W west elevation and amendments to

basement layout including reconfiguration of cycle stores and amendment to line of retaining structure of W2.

Drawing Nos:

Superseded Plans: KXC-W0-001-DMA569-PL-20-117 02, KXC-W0-001-DMA569-PL-20-1B1 05, KXC-W0-001-DMA569-PL-20-100 03, KXC-W0-001-DMA569-PL-20-301 03, KXC-W0-001-DMA569-PL-20-302 02, KXC-W0-001-DMA569-PL-20-303 02, KXC-W0-001-DMA569-PL-20-304 03, KXC-W0-001-DMA569-PL-20-220 02, KXC-W0-001-DMA569-PL-20-231 03, KXC-W0-001-DMA569-PL-20-232 03, KXC-W0-001-DMA569-PL-20-233 03, KXC-W0-001-DMA569-PL-20-240 03, KXC-W1-001-1768-PL-20-100 02, KXC-W1-001-1768-PL-20-101 02, KXC-W1-001-1768-PL-20-102 02, KXC-W1-001-1768-PL-20-103 02, KXC-W1-001-1768-PL-20-104 02, KXC-W1-001-1768-PL-20-105 02, KXC-W1-001-1768-PL-20-106 02, KXC-W1-001-1768-PL-20-107 02, KXC-W1-001-1768-PL-20-108 02, KXC-W1-001-1768-PL-20-109 02, KXC-W1-001-1768-PL-20-110 02, KXC-W1-001-1768-PL-20-111 02, KXC-W1-001-1768-PL-20-112 02, KXC-W1-001-1768-PL-20-113 02, KXC-W1-001-1768-PL-20-114 02, KXC-W1-001-1768-PL-20-115 02, KXC-W1-001-1768-PL-20-310 02, KXC-W1-001-1768-PL-20-311 03, KXC-W1-001-1768-PL-20-320 02, KXC-W1-001-1768-PL-20-321 02, KXC-W1-001-1768-PL-20-330 02, KXC-W1-001-1768-PL-20-331 02, KXC-W1-001-1768-PL-20-340 02, KXC-W1-001-1768-PL-20-341 03, KXC-W1-001-1768-PL-21-410 01, KXC-W1-001-1768-PL-21-411 01, KXC-W1-001-1768-PL-21-412 02, KXC-W1-001-1768-PL-21-413 02, KXC-W1-001-1768-PL-21-414 02, KXC-W1-001-1768-PL-21-415 02, KXC-W2-001-DMA569-PL-20-100 03, KXC-W2-001-DMA569-PL-20-101 02, KXC-W2-001-DMA569-PL-20-102 02, KXC-W2-001-DMA569-PL-20-103 02, KXC-W2-001-DMA569-PL-20-104 02, KXC-W2-001-DMA569-PL-20-105 02, KXC-W2-001-DMA569-PL-20-106 02, KXC-W2-001-DMA569-PL-20-107 02, KXC-W2-001-DMA569-PL-20-301 02, KXC-W2-001-DMA569-PL-20-302 02, KXC-W2-001-DMA569-PL-20-303 02, KXC-W2-001-DMA569-PL-21-410 02, KXC-W2-001-DMA569-PL-21-411 01, KXC-W2-001-DMA569-PL-21-412 01, KXC-W2-001-DMA569-PL-21-413 02, KXC-W1-001-PO1501-PL-20-150 02, KXC-W1-001-PO1501-PL-20-152 02, KXC-W1-001-PO1501-PL-20-153 02, KXC-W1-001-PO1501-PL-20-155 01, KXC-W1-001-PO1501-PL-20-156 01, KXC-W1-001-PO1501-PL-20-158 02, KXC-W1-001-PO1501-PL-20-159 02, KXC-W1-001-PO1501-PL-20-162 02, KXC-W1-001-PO1501-PL-20-172 02, KXC-W1-001-PO1501-PL-20-174 02, KXC-W1-001-PO1501-PL-20-176 02, KXC-W1-001-PO1501-PL-20-178 02, KXC-W1-001-PO1501-PL-20-179 02, KXC-W1-001-PO1501-PL-20-181 01, KXC-W1-001-PO1501-PL-20-182 01, KXC-W1-001-1768-PL-20-190 00, KXC-W1-001-1768-PL-20-191 00, KXC-W1-001-1768-PL-20-192 00, KXC-W2-001-569DMA-PL-20-611 02, KXC-W2-001-569DMA-PL-20-612 02, KXC-W2-001-569DMA-PL-20-621 02, KXC-W2-001-569DMA-PL-20-622 02, KXC-W2-001-569DMA-PL-20-623 02, KXC-W2-001-569DMA-PL-20-624 02, KXC-W2-001-569DMA-PL-20-625 02, KXC-W2-001-569DMA-PL-20-653 02, KXC-W2-001-569DMA-PL-20-657 02, KXC-W2-001-569DMA-PL-20-661 02, KXC-W2-001-569DMA-PL-20-663 02, KXC-W2-001-569DMA-PL-20-664 02 and KXC-W2-001-569DMA-PL-20-665 02.

Revised Plans: KXC-W0-001-DMA569-PL-20-117 03, KXC-W0-001-DMA569-PL-20-1B1 06, KXC-W0-001-DMA569-PL-20-100 04, KXC-W0-001-DMA569-PL-20-301 04, KXC-W0-001-DMA569-PL-20-302 04, KXC-W0-001-DMA569-PL-20-303 03, KXC-W0-001-DMA569-PL-20-304 04, KXC-W0-001-DMA569-PL-20-220 03, KXC-W0-001-DMA569-PL-20-231 03, KXC-W0-001-DMA569-PL-20-232 04, KXC-W0-001-DMA569-PL-20-233 04, KXC-W0-001-DMA569-PL-20-240 04, KXC-W1-001-1768-PL-20-100

04, KXC-W1-001-1768-PL-20-101 04, KXC-W1-001-1768-PL-20-102 04, KXC-W1-001-1768-PL-20-103 04, KXC-W1-001-1768-PL-20-104 04, KXC-W1-001-1768-PL-20-105 04, KXC-W1-001-1768-PL-20-106 04, KXC-W1-001-1768-PL-20-107 04, KXC-W1-001-1768-PL-20-108 04, KXC-W1-001-1768-PL-20-109 04, KXC-W1-001-1768-PL-20-110 04, KXC-W1-001-1768-PL-20-111 04, KXC-W1-001-1768-PL-20-112 04, KXC-W1-001-1768-PL-20-113 04, KXC-W1-001-1768-PL-20-114 04, KXC-W1-001-1768-PL-20-115 04, KXC-W1-001-1768-PL-20-310 03, KXC-W1-001-1768-PL-20-311 04, KXC-W1-001-1768-PL-20-320 03, KXC-W1-001-1768-PL-20-321 03, KXC-W1-001-1768-PL-20-330 03, KXC-W1-001-1768-PL-20-331 03, KXC-W1-001-1768-PL-20-340 03, KXC-W1-001-1768-PL-20-341 04, KXC-W1-001-1768-PL-21-410 02, KXC-W1-001-1768-PL-21-411 02, KXC-W1-001-1768-PL-21-412 03, KXC-W1-001-1768-PL-21-413 03, KXC-W1-001-1768-PL-21-414 03, KXC-W1-001-1768-PL-21-415 03, KXC-W2-001-DMA569-PL-20-100 04, KXC-W2-001-DMA569-PL-20-101 03, KXC-W2-001-DMA569-PL-20-102 03, KXC-W2-001-DMA569-PL-20-103 03, KXC-W2-001-DMA569-PL-20-104 03, KXC-W2-001-DMA569-PL-20-105 03, KXC-W2-001-DMA569-PL-20-106 03, KXC-W2-001-DMA569-PL-20-107 03, KXC-W2-001-DMA569-PL-20-301 03, KXC-W2-001-DMA569-PL-20-302 03, KXC-W2-001-DMA569-PL-20-303 03, KXC-W2-001-DMA569-PL-21-410 03, KXC-W2-001-DMA569-PL-21-411 02, KXC-W2-001-DMA569-PL-21-412 02, KXC-W2-001-DMA569-PL-21-413 03, KXC-W1-001-PO1501-PL-20-150 05, KXC-W1-001-PO1501-PL-20-152 04, KXC-W1-001-PO1501-PL-20-153 05, KXC-W1-001-PO1501-PL-20-155 03, KXC-W1-001-PO1501-PL-20-156 03, KXC-W1-001-PO1501-PL-20-158 04, KXC-W1-001-PO1501-PL-20-159 04, KXC-W1-001-PO1501-PL-20-162 04, KXC-W1-001-PO1501-PL-20-172 04, KXC-W1-001-PO1501-PL-20-174 04, KXC-W1-001-PO1501-PL-20-176 04, KXC-W1-001-PO1501-PL-20-178 04, KXC-W1-001-PO1501-PL-20-179 04, KXC-W1-001-PO1501-PL-20-181 04, KXC-W1-001-PO1501-PL-20-182 04, KXC-W1-001-1768-PL-20-190 02, KXC-W1-001-1768-PL-20-191 02, KXC-W1-001-1768-PL-20-192 03, KXC-W2-001-569DMA-PL-20-611 03, KXC-W2-001-569DMA-PL-20-612 03, KXC-W2-001-569DMA-PL-20-621 03, KXC-W2-001-569DMA-PL-20-622 03, KXC-W2-001-569DMA-PL-20-623 03, KXC-W2-001-569DMA-PL-20-624 03, KXC-W2-001-569DMA-PL-20-625 03, KXC-W2-001-569DMA-PL-20-653 03, KXC-W2-001-569DMA-PL-20-657 03, KXC-W2-001-569DMA-PL-20-661 03, KXC-W2-001-569DMA-PL-20-663 03, KXC-W2-001-569DMA-PL-20-664 03 and KXC-W2-001-569DMA-PL-20-665 03.

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 2016/1530/P dated 06/06/20176, as amended by 2016/4934/P dated 26/10/2016 and 2018/5651/P dated 26/02/2019 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-W0-001-DMA569-PL-20-117 03, KXC-W0-001-DMA569-PL-20-1B1 06, KXC-W0-001-DMA569-PL-20-100 04, KXC-W0-001-DMA569-PL-20-301 04, KXC-W0-001-DMA569-PL-20-302 04, KXC-W0-001-DMA569-PL-20-303 03, KXC-W0-001-DMA569-PL-20-304 04, KXC-W0-001-DMA569-PL-20-220 03,

KXC-W0-001-DMA569-PL-20-231 03, KXC-W0-001-DMA569-PL-20-232 04, KXC-W0-001-DMA569-PL-20-233 04, KXC-W0-001-DMA569-PL-20-240 04, KXC-W1-001-1768-PL-20-100 04, KXC-W1-001-1768-PL-20-101 04, KXC-W1-001-1768-PL-20-102 04, KXC-W1-001-1768-PL-20-103 04, KXC-W1-001-1768-PL-20-104 04, KXC-W1-001-1768-PL-20-105 04, KXC-W1-001-1768-PL-20-106 04, KXC-W1-001-1768-PL-20-107 04, KXC-W1-001-1768-PL-20-108 04, KXC-W1-001-1768-PL-20-109 04, KXC-W1-001-1768-PL-20-110 04, KXC-W1-001-1768-PL-20-111 04, KXC-W1-001-1768-PL-20-112 04, KXC-W1-001-1768-PL-20-113 04, KXC-W1-001-1768-PL-20-114 04, KXC-W1-001-1768-PL-20-115 04, KXC-W1-001-1768-PL-20-310 03, KXC-W1-001-1768-PL-20-311 04, KXC-W1-001-1768-PL-20-320 03, KXC-W1-001-1768-PL-20-321 03, KXC-W1-001-1768-PL-20-330 03, KXC-W1-001-1768-PL-20-331 03, KXC-W1-001-1768-PL-20-340 03, KXC-W1-001-1768-PL-20-341 04, KXC-W1-001-1768-PL-21-410 02, KXC-W1-001-1768-PL-21-411 02, KXC-W1-001-1768-PL-21-412 03, KXC-W1-001-1768-PL-21-413 03, KXC-W1-001-1768-PL-21-414 03, KXC-W1-001-1768-PL-21-415 03, KXC-W2-001-DMA569-PL-20-100 04, KXC-W2-001-DMA569-PL-20-101 03, KXC-W2-001-DMA569-PL-20-102 03, KXC-W2-001-DMA569-PL-20-103 03, KXC-W2-001-DMA569-PL-20-104 03, KXC-W2-001-DMA569-PL-20-105 03, KXC-W2-001-DMA569-PL-20-106 03, KXC-W2-001-DMA569-PL-20-107 03, KXC-W2-001-DMA569-PL-20-301 03, KXC-W2-001-DMA569-PL-20-302 03, KXC-W2-001-DMA569-PL-20-303 03, KXC-W2-001-DMA569-PL-21-410 03, KXC-W2-001-DMA569-PL-21-411 02, KXC-W2-001-DMA569-PL-21-412 02, KXC-W2-001-DMA569-PL-21-413 03, KXC-W1-001-PO1501-PL-20-150 05, KXC-W1-001-PO1501-PL-20-152 04, KXC-W1-001-PO1501-PL-20-153 05, KXC-W1-001-PO1501-PL-20-155 03, KXC-W1-001-PO1501-PL-20-156 03, KXC-W1-001-PO1501-PL-20-158 04, KXC-W1-001-PO1501-PL-20-159 04, KXC-W1-001-PO1501-PL-20-162 04, KXC-W1-001-PO1501-PL-20-172 04, KXC-W1-001-PO1501-PL-20-174 04, KXC-W1-001-PO1501-PL-20-176 04, KXC-W1-001-PO1501-PL-20-178 04, KXC-W1-001-PO1501-PL-20-179 04, KXC-W1-001-PO1501-PL-20-181 04, KXC-W1-001-PO1501-PL-20-182 04, KXC-W1-001-1768-PL-20-190 02, KXC-W1-001-1768-PL-20-191 02, KXC-W1-001-1768-PL-20-192 03, KXC-W2-001-569DMA-PL-20-611 03, KXC-W2-001-569DMA-PL-20-612 03, KXC-W2-001-569DMA-PL-20-621 03, KXC-W2-001-569DMA-PL-20-622 03, KXC-W2-001-569DMA-PL-20-623 03, KXC-W2-001-569DMA-PL-20-624 03, KXC-W2-001-569DMA-PL-20-625 03, KXC-W2-001-569DMA-PL-20-653 03, KXC-W2-001-569DMA-PL-20-657 03, KXC-W2-001-569DMA-PL-20-661 03, KXC-W2-001-569DMA-PL-20-663 03, KXC-W2-001-569DMA-PL-20-664 03, KXC-W2-001-569DMA-PL-20-665 03, KXC-W0-001-DMA569-PL-20-001 02, KXC-W0-001-DMA569-PL-10-100 00, KXC-W0-001-DMA569-PL-20-230 02, KXC-W1-001-1768-PL-20-116 02, KXC-W2-001-DMA569-PL-20-108 02, KXC-W2-001-569DMA-PL-20-511 01, KXC-W2-001-569DMA-PL-20-512 01, KXC-W2-001-569DMA-PL-20-513 01, KXC-W2-001-569DMA-PL-20-514 01, KXC-W2-001-569DMA-PL-20-515 01, KXC-W2-001-569DMA-PL-20-516 01, KXC-W2-001-569DMA-PL-20-521 01, KXC-W2-001-569DMA-PL-20-522 01, KXC-W2-001-569DMA-PL-20-523 01, KXC-W2-001-569DMA-PL-20-524 01, KXC-W2-001-569DMA-PL-20-525 01, KXC-W2-001-569DMA-PL-20-553 01, KXC-W2-001-569DMA-PL-20-561 01, KXC-W2-001-569DMA-PL-20-562 01, KXC-W2-001-569DMA-PL-20-563 01, KXC-W2-001-569DMA-PL-20-564 01, KXC-W2-001-569DMA-PL-20-565 01, KXC-W2-001-569DMA-PL-20-626 02, KXC-W2-001-569DMA-PL-20-627 02, KXC-W2-001-569DMA-PL-20-666 02, Urban Design Report March 2016, Daylight and Sunlight Report by Delva Patman Redler Mar

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) Detailed drawings and/or samples as appropriate of all external materials and finishes (excluding brickwork). The materials 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 a 2m x 2m sample panel, of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. The sample panel shall be retained on site until the work has been completed.

(c) Details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage).

Thereafter, 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 premises and the character of the immediate area in accordance with the requirements of policy D1 of the Camden Local Plan.

3 Prior to first occupation of the relevant building, 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 Camden Local Plan 2017.

4 Prior to the first occupation of the relevant building a plan showing details of the green and brown roofs for 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 relevant 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