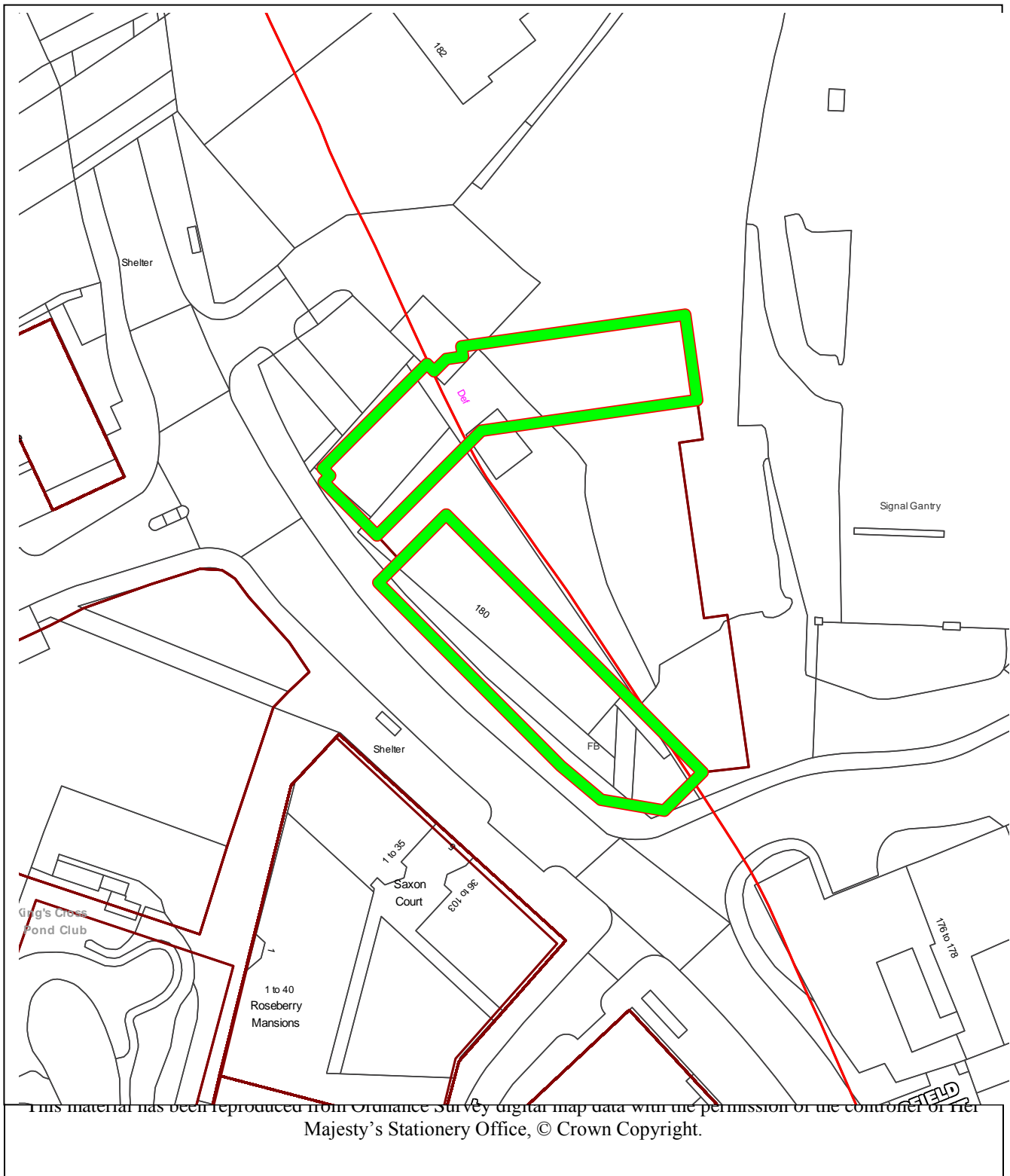


2019/6372/P– Development Zone W, W1 and W2 Triangle Site Kings Cross Central



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Photo 1: View from Canal Reach, approved scheme on the left and proposed amendments on the right.



Photo 2: View from York Way looking south, approved scheme on the left and proposed amendments on the right.



Photo 3: View from Bingfield Park looking West, Approved scheme on left and proposed amendments on right.



Photo 4: View from Tapper Walk looking east, approved on the left and proposed amendments on right



58

Photo 5: Proposed York Way Elevation

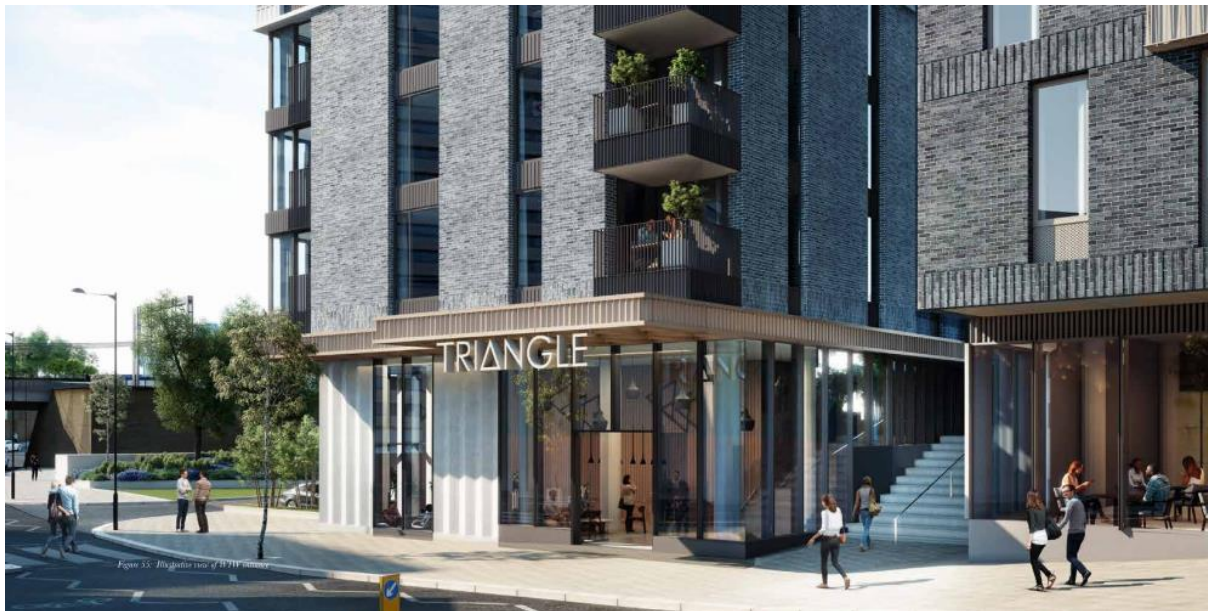


Photo 6: Proposed residential entrance with canopy on York Way

Delegated Report		Analysis sheet	Expiry Date:	20/03/2020
(Members Briefing)		N/A / attached	Consultation Expiry Date:	19/02/2020
Officer			Application Number(s)	
Seonaid Carr			2019/6372/P	
Application Address			Drawing Numbers	
Buildings W1 and W2 Development Zone W (Triangle Site) York Way London King's Cross N1C 0AZ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>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).</p> <p>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.</p>				
Recommendation(s):		Approve Reserved Matters subject to conditions		
Application Type:		Approval of Reserved Matters		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>Site notices were displayed on 26th January 2020 expiring 19 February 2020.</p> <p>One objection has been received from a resident within Saxon Court this is summarised below:</p> <ul style="list-style-type: none"> I very strongly object to the reduction in retail unit size and number for these buildings at the Triangle site. Whilst retail may bring some community benefit for residents, Argent have allowed the retail units along York Way opposite the site at Saxon and Rubicon Courts to be used as office space which brings little benefit to local residents. It would be a real shame to see retail sidelined for this section of York Way. These buildings should be considered in the wider context of the Argent development. <p>Officer Response:</p> <ul style="list-style-type: none"> Although the development would see the loss of a retail unit in building W1, previous applications have resulted in the addition of a retail unit within building W3, which wasn't previously envisaged at the Outline Stage, therefore across the Triangle site there would be 682sqm of retail floorspace which is in line with the amount allowed by the Outline Planning Permission. The buildings are considered as part of the wider context and a number of the amendments are as a result of the changing context in the wider context of the King's Cross Central development. 					
CAAC/Local groups comments:	No responses have been received					

Site Description

The 'Triangle site' is also known as Development Zone W and is located to the eastern side of York Way to the north east of the 'King's Cross Central' site which is to the opposite side of York Way. To the east is the East Coast Main line and to the north west the Thameslink Canal Tunnels. To the opposite side of York Way, within the King's Cross Central site is Saxon Court (R5) and Rubicon Court (R4) completed in 2012 and to the north west on the junction with Canal Reach is the Urbanest student accommodation (T6) completed in 2013.

The site spans across the Borough boundary with the London Borough of Islington with the Borough boundary line following the former alignment of York Way. The site is not within a Conservation Area nor does it contain any Listed Buildings.

Relevant History

Development Zone W Plots W1 and W2

Application to London Borough of Camden

2016/1530/P - Reserved matters relating to Development Zone W for:

- A shared part lower ground part basement area across Development Zone W.
- Plot W1 for the erection of a 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5).
- Plot W2 for the erection of 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).
- 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. **Application approved at Development Control Committee 02 June 2016.**

2016/4934/P

Amendments to reserved matters approval granted on 06/06/2016 (ref: 2016/1530/P) for Development Zone W plots W1 (a 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. Amendments relate to extensions to the balconies on W1E, W1W and W2 and the reconfiguration of 8 units within W2 to create larger balconies. **Approved by Members Briefing Panel approved 26th October 2016.**

2018/5651/P

Amendments to reserved matters application reference 2016/1530/P dated 06/06/20176, as amended by 2016/4934/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 Namely to alter the approved internal layouts with total increase in GEA of 190 m2, minor changes to building elevations, increase in green roof area, revised retail refuse strategy and reduction in car parking spaces. **Approved by Members Briefing Panel approved 25th February 2019.**

2020/0279/P

Non-material amendment to parameter plans TS004 and TS005 to show residential area/void space in lieu of retail on the York Way frontage to Building W1 and amendments to wording within the

Revised Development Specification to allow entrance canopies to overhang the development zone boundaries in the same way as balconies of Reserved Matters application 2004/2311/P, Appeal Ref: APP/X5210/A/07/2051898 (for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area.). **Application approved.**

Applications to London Borough of Islington(LBI)

As the development zone spans across both Boroughs of Camden and Islington, the identical applications have been submitted to and approved by London Borough of Islington. They also have a current application for these same amendments.

King's Cross Central – Triangle Site

2004/2311/P - A mixed use development of part of the former railway lands within the King's Cross Opportunity Area and Islington Area of Opportunity, comprising residential (use class C3), retail, food and drink and financial and professional services (within use classes A1, A2, A3 and A4), a health and fitness centre (use class D2) to incorporate a medi-centre facilities with the potential to incorporate a crèche and community facilities (use class D1), other ancillary uses, the provision of communal open space and a habitat area, recycling facilities, car and cycle parking and highway works to allow access to the site and other supporting infrastructure works and facilities (R1). **Application approved July 2008.**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

The Intend to Publish London Plan 2019

The 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

Design(March 2019)

Energy efficiency and adaptation (March 2019)

Access for All (March 2019)

Transport (March 2019)

Amenity (March 2018)

Town Centres and Retail (March 2018)

Assessment

1. Proposal

1.1 The application is for minor amendments to the reserved matters approval for buildings W1 and W2 within Development Zone W. Approval was granted for the erection of part 12 part 17 storey building on the plot of W1, comprised of W1W, W1C and W1E which are all one building and an 8 storey building to the plot of W2. The application also included a shared basement area for the entire development zone.

1.2 The proposed amendments can be summarised as follows:

- Introduce entrance canopies;
- Removal of retail unit in W1 and replacement with entrance lobby for the residential units and associated façade alterations;
- Amendments to internal layout at podium level in W1 and layout of residential units;
- Platform lift that was located externally 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 the line of retaining structure of W2.

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:

- 10 – Environmental Sustainability Plan
- 12 – Access Statement
- 15 – Floorplans and Floorspace
- 13 & 16 – Servicing and Refuse
- 17 – Parameter Plans and Development Specification
- 18 – Floorspace Permitted

- 19 – Maximum Floorspace Figures
- 22 – Residential Daylight and Sunlight
- 25 – Car Parking
- 26 – 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: 2016/1530/P and the subsequent amendments under reference numbers 2016/4934/P and 2018/5651/P.

Sustainability (Condition 10)

Environmental Sustainability Plan

2.3 Condition 10 ensures that each application of Reserved Matters is accompanied with an Environmental Sustainability Plan. The applicant has provided an addendum report which demonstrates that the proposed amendments will not impact on the previous results of the original Reserved Matters application.

Access for All (Condition 12)

2.4 As approved the development includes a platform lift adjacent to the steps that lead from York Way to up to Podium level between buildings W1 and W2, to overcome a change in levels of 2 metres. The proposed amendments seek to internalise the lift within building W2 to provide a more secure arrangement. Such an amendment enables the steps between W1 and W2 to be widened.

2.5 The number of wheelchair accessible homes and their distribution across the tenures would not change as a result of these proposed amendments. There would however be changes to the internal layouts of the units which include the provision of larger entrance lobbies, amendment to kitchen location, amendment to internal partition walls and en-suites increased in size or changed to main bathroom. The proposed amendments to the internal layout and arrangement of the units would continue to result in wheelchair accessible units.

2.6 The proposed amendments are minor updates to the approved Access and Inclusivity Statement in respect of buildings W1 and W2, meeting the requirements of Condition 12.

Land Use and Development Context (Conditions 15, 17, 18 & 19)

Floorspace and Floorplan

2.7 Condition 15 requires the submission of details and particulars (floorspace figures, floorplans and layouts of uses) and the vehicle arrangements. The currently proposed amendments to the internal layouts of Buildings W1 and W2 and the shared lower ground/basement level are due to the replacement of the retail unit within W1, internalising the platform lift, introduction of canopies above entrances, enlargement of balconies and alterations to the building facades.

2.8 Overall there is an increase in floorspace to buildings W1 and W2 of 47sqm from the 21,992sqm approved to 22,039sqm proposed. The paragraphs below outline the changes by land use.

2.9 The total residential floorspace would increase by 180sqm to 21,029sqm compared to the previous application (2018/5651/P) which was 20,849sqm. This additional floorspace is solely in W1 and relates to the replacement of the retail unit with a residential entrance. As a result there is a decrease in retail floorspace in W1. The proposed residential floorspace within W2

remains as approved at 6,354sqm. In terms of the retail floorspace in W2, there is a decrease in retail floorspace from 510sqm to 480sqm due to internalising the platform lift.

2.10 In term of the retail floorspace, there would be a loss of 163sqm of retail space in W1 and W2 for the reasons cited above, this would be offset by the introduction of a retail unit within W3 as approved (Ref: 2018/6163/P). Therefore, the total retail provision would be 682sqm.

2.11 Within the lower ground/basement level which is shared across all three buildings within the triangle zone, there is an increase in residential floorspace of 89sqm as a result of additional residential facilities and storage at this level.

2.12 Overall is it considered these amendments to the floorspace and floorplans are minor and in keeping with the original Reserved matters and as such no objection is raised.

Level Arrangements

2.13 Condition 17 is concerning compliance with the relevant parameter plans. 17(b) is with regard to parameter plan TS004, the lower ground level also referred in the application as the basement. This application is seeking to realign the retaining wall of W2 at basement level. This results in a slightly larger basement (16sqm). The enlargement continues to be in accordance with the boundary set by parameter plan TS004.

2.14 A Non-Material Amendment application has recently been approved to amend TS004 and TS005 to allow the retail unit to W1 to be replaced with residential use and to enable canopies to extend beyond the Limits of Deviation in the same way balconies are allowed to. The relevant amendments in this application include the introduction of canopies to the new W1 entrance on York Way. The purpose of which is to define the entrance. Entrance canopies will also be introduced to W1 to create a common language across the three residential entrances.

2.15 The Outline consent envisages that there would be some projection beyond the boundaries outlined by the parameter plans given reference to balconies within the Revised Development Specification. Therefore it is considered the addition of the canopies are not considerably different to the original outline.

2.16 It is also proposed to increase the balconies on the west façade of W1, projecting beyond the west façade of the building by 400mm. This depth reflects the balconies on the south façade of W1W and west façade of W2. This amendment would improve private amenity space for residents.

2.17 Parameter Plans TS005 and TS006 note the area where the lift should connect York Way to the podium level. The location of the lift is moving within W2 however it would still be within the same area set by the Parameter Plans and therefore would accord with said plans.

Floorspace Permitted

2.18 Condition 18 allows for 26,600sqm GEA of floorspace within the Triangle Site. This application would increase the total floorspace in buildings W1 and W2 from 21,992sqm to 22,039sqm(GEA). The last building on the site, W3, has now been approved with a floorspace of 1,507sqm. Therefore the total floorspace within the Triangle Site would be 23,546sqm. As such, there would still be a sufficient floorspace to comply with the condition.

Permitted Uses

2.19 Condition 19 sets out the intended uses for the building. The proposed amendments would be in accordance with the floorspace and uses set out in the Outline Planning Permission. As such the amendment is in accordance with condition 19.

Design

- 2.20 Given the changing context of neighbouring buildings coming forward on Kings Cross Central site with more brown and red brickwork the applicant is proposing to amend the brick colour in response to these new buildings. The original approved secured a series of warm brown/blue bricks with W1E and W2 sharing a similar darker brick and W1W being lighter. It is now proposed to use a mixture of light and dark grey bricks to work with the changing context but would offer a contrast to appear sufficiently different. As with the original proposal W1W would be a lighter brick than W1E and W2. Details of the brick colour would also be secured via condition with samples being reviewed on site ahead of construction.
- 2.21 In respect of the amendments to the W1 facades, there are a number of minor amendments to the detailing of the facades other than the alterations to the balconies and the introduction of canopies. It is proposed to increase glazing to the western elevation where the new entrance would be, this would create more of a 'front' to the building to work with the new residential entrance. There would also be amendments to the soldier course brickwork which will be replaced with elements of precast concrete/reconstituted stone similar to the W1E elevation. This would refine the façade and add a more definite horizontal articulation at storey groupings. To the top level it is proposed to introduce a new articulated frieze to provide an identity to the scheme. There will also be larger openings, including corner windows and projecting balconies at the upper levels to add increased articulation. To facilitate the new entrance, there are some amendments proposed to the ground floor to the York Way frontage to create a more appropriate residential environment, these include the introduction of some solid panels to remove the fully glazed elevation as previously approved for the retail unit.
- 2.22 To the other elevations of W1, there will be some minor alterations to the elevations which include shifting the location of windows by 2 or 3 brick widths, introduction of 2 doors leading to the podium level, introduction of 2 Juliet balconies to wheelchair accessible units, 3 louvred panels replaced with clear glazing which previously housed plant and now would be resident amenity space.
- 2.23 To W2 it is proposed to introduce canopies to the entrance to ensure that W2 shares the same language as W1. It is also proposed to introduce a brick frieze to the top of the building with textured brick work above the 4th floor. To the south elevation, there would also be decorative metal spandrel panels beneath the windows. To the north façade it is proposed to move the bay window at level 1, 450mm towards York Way due to a structural column.
- 2.24 To facilitate the internalised lift there need to be amendments to the corner of W2, it is considered these changes would be minimal and involve the removal of some glazing that would have previously formed the retail unit to now form part of the passage to provide access to the lift.
- 2.25 Overall it is considered that the proposed amendments are minor and would ensure the buildings retain the same design integrity as the approved development and would continue to be of a high quality design and appropriate in the surrounding context.

Amenity (Condition 22)

- 2.26 Condition 22 requires reserved matters to detail how the proposed design applies the standards recommended in the BRE guidelines. Given the amendments to the design in terms of windows and increase in size of balconies, it has been necessary for the applicant to undertake a further assessment of the daylight and sunlight levels to the future residential units.
- 2.27 Within the previous application (Ref: 2018/5651/P) 81.2% of windows passed the BRE requirements. Within the latest designs, 83.3% of windows would comply with the BRE requirements. This results in 19 rooms not meeting the BRE guidelines. 4 of these windows are within W1 and serve bedrooms, all the living areas within the effected units would receive a sufficient level of daylight. Therefore the amenity of these units overall would be acceptable. Of the remaining 15 windows, these are within W2 to units that have deep recessed balconies or

are situated to the northern façade. The balconies have been included in the design to provide private amenity space for future residents. The rooms affected are bedrooms, with the living areas for the affected units receiving a sufficient level of daylight. Therefore as with W1, the amenity of these units overall would be acceptable.

2.28 With regard to sunlight there is an improvement in levels of sunlight into living rooms increasing from 69% to 79.3% on the previously approved scheme.

2.29 It is therefore considered that the amendments would be met as with the original Reserved Matters.

Transport (Conditions 13, 16, 25 and 26)

Servicing

2.30 Condition 13 states that servicing shall take place in accordance with plans TS003, TS004 and TS005, unless otherwise agreed with the Local Planning Authority. Servicing arrangements for the buildings remained unchanged. Vehicle access to the site remains via the Northern Gateway and servicing of retail units 1 and 2 within W2 will be from the loading bay on Randell's Road.

Refuse Storage and Collection

2.31 Condition 16 requires the submission of details for storage and collection of refuse to include location, design, screening, operation and inclusion of facilities for the storage of recyclable materials.

2.32 The approved strategy for refuse collection included bins from W1W residential refuse store being moved to street level and collected by the local authority. It is now proposed to collect refuse for W1W via the service yard, which results in all refuse being collected in one place. To enable this the level of the W1W refuse store is being lowered from street to basement level to manoeuvre bins through the basement to the undercover loading bay in W1E. The bins will be moved to the loading bay area by building management for collection by the local authority, this is the same strategy as W2.

2.33 The collection of retail refuse will remain as approved, using loading bays within the northern gateway area and on Randell's Road. This strategy ensures York Way is kept free from commercial refuse collection and the retail frontage is kept active and free from external louvres that would be needed for refuse stores.

Car Parking

2.34 Condition 25 point (a) of the outline permissions set a maximum car parking provision of 0.4 spaces per unit for the residential use across all unit types and tenures to be located within the lower ground floor as shown on parameter plan TS004 Rev K. For the Uses of A1-A4 there were to be no provision other than for people with disabilities.

2.35 The original Reserved Matters approved the provision of 48 car parking spaces for residential use, 5 of which are designated for wheelchair users. The subsequent amendment (REF) reduced this to 42 car parking spaces. This application makes no changes to the car parking arrangements.

Cycle Parking

2.36 Condition 26 requires the provision of cycle parking for 246 bicycles at lower ground floor level. The original Reserved Matters application approved a total of 363 bicycle spaces within W1 and W2 within the lower ground level. 256 of these would be Josta stands and the remaining 107 spaces would be wall mounted hangers.

2.37 This amendment continues to provide 363 cycle spaces in the lower ground floor; the only alteration would be that the cycle store within W2 would be extended to align with the new retaining wall, resulting in an enlargement of 16sqm. Therefore the development continues to accord with condition 26.

Conclusion

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

4. Recommendation: 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 9th March 2020, 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 and search for 'Members Briefing'.

Application ref: 2019/6372/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 19 February 2019

Development Management
Regeneration and Planning
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4 Stable Street
London
N1C 4AB

DRAFT

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

DECISION

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 March 2016, Access & Inclusivity Statement by all Clear Designs March 2016, Earthworks & Remediation Plan by Ramboll UK March 2016, Structureborne noise Assessment by Ramboll UK March 2016, Environmental Sustainability Plan by Hoare Lea March 2016 and Submission Station dated December 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) 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 2018.

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

DECISION