

Application ref: 2019/5621/P
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Savills
33 Margaret Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-5 King's Cross Bridge
London
N1 9NW**

Proposal: Submission of details pursuant to Condition 6 (PV cells) of planning permission ref: 2017/1206/P dated 15.08.2017 for the "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."

Drawing Nos: Discharge of condition 6 pack ref: 1209-LAT-ZZ-XX-RP-00014 prepared by Latitude Architects

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for approving details:

Condition 6 of planning permission 2017/1206/P:

"Prior to first occupation of the building, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The

measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained thereafter."

The applicant has submitted a Condition Discharge Pack prepared by Latitude Architects which contains a detailed roof plan illustrating the photovoltaic panel arrangement, layout, specifications and schematics of the panels installed, as well as providing yield calculations of the panels based on the MSC Guide to the Installation of Photovoltaic Systems and the payback calculations. The development offers a large roof space above the second floor offices. The 'saw tooth' roof design provides an ideal inclined platform for the installation of PV panels on the roof with a South-facing orientation. These details have been reviewed by the Council's sustainability team and are considered acceptable and as such the condition can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed details are in general accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions require details to be submitted and approved in writing by the local planning authority: 10 (Ventilation scheme) & 13 (Waste management).

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



Daniel Pope
Director of Economy, Regeneration and Investment