

Application ref: 2020/2464/P  
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Date: 13 August 2020

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Joshua Steer  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

**Bridge 2**  
**King's Cross Central**  
**London**  
**N1C 4AA**

Proposal:

Reserved matters relating to the installation of a pedestrian bridge linking Goods Way with Granary Square (Bridge 2) as required by 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: KX\_MOX\_BR2\_001 B, KX\_MOX\_BR2\_010 B, KX\_MOX\_BR2\_011 B, KX\_MOX\_BR2\_020 B, KX\_MOX\_BR2\_021 B, KX\_MOX\_BR2\_022 B, KX\_MOX\_BR2\_110 C, KX\_MOX\_BR2\_111 C, KX\_MOX\_BR2\_120 C, KX\_MOX\_BR2\_121 C, KX\_MOX\_BR2\_122 C, KX\_MOX\_BR2\_130 C, Arup Earthworks and Remediation Plan 07/05/2020, MOLA Archaeological Desk Based Assessment May 2020, All Clear Design Access and Inclusivity Statement March 2020, Giles Quarre Architects April 2020, Brickwork Reinstatement Method Statement, Studio 29 Lighting Design Information May 2020, Supporting Statement (Lighting and Ecology) May 2020, Arup Technical Note - Surface Water Strategy April 2020, Bridge 2 Submission Statement June 2020, Cover Letter 17/06/2020

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: KX\_MOX\_BR2\_001 B, KX\_MOX\_BR2\_010 B, KX\_MOX\_BR2\_011 B, KX\_MOX\_BR2\_020 B, KX\_MOX\_BR2\_021 B, KX\_MOX\_BR2\_022 B, KX\_MOX\_BR2\_110 C, KX\_MOX\_BR2\_111 C, KX\_MOX\_BR2\_120 C, KX\_MOX\_BR2\_121 C, KX\_MOX\_BR2\_122 C, KX\_MOX\_BR2\_130 C, Arup Earthworks and Remediation Plan 07/05/2020, MOLA Archaeological Desk Based Assessment May 2020, All Clear Design Access and Inclusivity Statement March 2020, Giles Quarmer Architects April 2020, Brickwork Reinstatement Method Statement, Studio 29 Lighting Design Information May 2020, Supporting Statement (Lighting and Ecology) May 2020, Arup Technical Note - Surface Water Strategy April 2020, Bridge 2 Submission Statement June 2020, Cover Letter 17/06/2020

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 hard landscape surface treatments. The samples should demonstrate all materials and typical variations of pattern relationships within those materials;

Thereafter the relevant part of the works shall be carried out 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 policies D1 and D2 of the Camden Local Plan 2017.

- 3 Prior to the operation of the bridge hereby approved, full details of the proposed lighting scheme, confirming that no blue lighting shall be used on the underside, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme should be implemented in accordance with the approved details.

Reason: In order to protect and conserve the waterway setting and wildlife habitats in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

## Informatives:

- 1 The applicant/developer should refer to the current Code of Practice for Works affecting the Canal and River Trust to ensure that any necessary consents are obtained. (<http://canalrivertrust.org.uk/about-us/for-businesses/undertaking-works-on-our-property>)
- 2 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.
- 3 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).
- 4 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.

- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 'DP', is positioned above the typed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment