

Ms Lucy Hawkes
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Application Ref: **2016/1877/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

08 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Kings Cross Central - Main Site
Building R8
Development Zone R
York Way
London N1C**

Proposal:

Reserved matters relating to Building R8 for erection of a 9-12 Storey building (excluding basement and roof levels), comprising office (class B1) and 151 residential units (class c3) (82x Social Rented Affordable and 69x market), and retail units (Flexible A1-A5 Use Class) at ground floor level as required by conditions 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-67 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: 13454-A-LXX-P03-001; 13454-A-LXX-P03-002; 13454-A-LXX-P03-003; 13454-A-L-01-P00-99; 13454-A-L-01-P00-98; 13454-A-L00-P00-100; 13454-A-L01-P00-101; 13454-A-L02-P00-102; 13454-A-L03-P00-103; 13454-A-L04-P00-104; 13454-A-L05-P00-105; 13454-A-L06-P00-106; 13454-A-L07-P00-107; 13454-A-L08-P00-108; 13454-A-L09-P00-109; 13454-A-L10-P00-110; 13454-A-L11-P00-111; 13454-A-L12-P00-112; 13454-A-L13-P00-114; 13454-A-L13-P00-113; 13454-A-LXX-P04-175; 13454-A-LXX-P04-



176; 13454-A-LXX-P04-177; 13454-A-LXX-P04-178; 13454-A-LXX-P04-179; 13454-A-LXX-P04-180; 13454-A-LXX-P04-190; 13454-A-LXX-P04-191; 13454-A-LXX-P05-150; 13454-A-LXX-P05-151; 13454-A-LXX-P05-152; 13454-A-LXX-P05-153; 13454-A-LXX-P21-506; 13454-A-LXX-P21-590; 13454-A-LXX-P21-591; 13454-A-LXX-P21-592; 13454-A-LXX-P21-593; 13454-A-LXX-P21-594; P260.0; P260.03; P260.04; P260.05; P260.07; P260.08; P260.09; P260.10; P260.11; P260.12; P260.13; P260.14; P260.15; P260.16; P260.17; P260.18; P260.19; P260.20; TOWN279.11.02(08)3001; TOWN279.11.02(08)3002; TOWN279.11.02(08)7001; TOWN279.11.02(08)7002; TOWN279.11.02(08)7003; TOWN279.11.02(08)4011; TOWN279.11.02(08)4021; TOWN279.11.02(08)4022; TOWN279.11.02(08)4023; TOWN279.11.02(08)4024; TOWN279.11.02(08)4025; TOWN279.11.02(08)4026; TOWN279.11.02(08)4027; TOWN279.11.02(08)4028; TOWN279.11.02(08)4029; TOWN279.11.02(08)4030; TOWN279.11.02(08)4031; TOWN279.11.02(08)4032; Details of Proposed Residential Accommodation (March 2016); Environmental Sustainability Plan (March 2016); Daylight and Sunlight Report (March 2016); Urban Design Report Building R8 (March 2016); Compliance Report (March 2016); Access Statement (March 2016); Addendum Cover Letter (6th May 2016); Building R8 Compliance Report Addendum.

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: 13454-A-LXX-P03-001; 13454-A-LXX-P03-002; 13454-A-LXX-P03-003; 13454-A-L01-P00-99; 13454-A-L01-P00-98; 13454-A-L00-P00-100; 13454-A-L01-P00-101; 13454-A-L02-P00-102; 13454-A-L03-P00-103; 13454-A-L04-P00-104; 13454-A-L05-P00-105; 13454-A-L06-P00-106; 13454-A-L07-P00-107; 13454-A-L08-P00-108; 13454-A-L09-P00-109; 13454-A-L10-P00-110; 13454-A-L11-P00-111; 13454-A-L12-P00-112; 13454-A-L13-P00-114; 13454-A-L13-P00-113; 13454-A-LXX-P04-175; 13454-A-LXX-P04-176; 13454-A-LXX-P04-177; 13454-A-LXX-P04-178; 13454-A-LXX-P04-179; 13454-A-LXX-P04-180; 13454-A-LXX-P04-190; 13454-A-LXX-P04-191; 13454-A-LXX-P05-150; 13454-A-LXX-P05-151; 13454-A-LXX-P05-152; 13454-A-LXX-P05-153; 13454-A-LXX-P21-506; 13454-A-LXX-P21-590; 13454-A-LXX-P21-591; 13454-A-LXX-P21-592; 13454-A-LXX-P21-593; 13454-A-LXX-P21-594; P260.0; P260.03; P260.04; P260.05; P260.07; P260.08; P260.09; P260.10; P260.11; P260.12; P260.13; P260.14; P260.15; P260.16; P260.17; P260.18; P260.19; P260.20; TOWN279.11.02(08)3001; TOWN279.11.02(08)3002; TOWN279.11.02(08)7001; TOWN279.11.02(08)7002; TOWN279.11.02(08)7003; TOWN279.11.02(08)4011; TOWN279.11.02(08)4021; TOWN279.11.02(08)4022; TOWN279.11.02(08)4023; TOWN279.11.02(08)4024; TOWN279.11.02(08)4025; TOWN279.11.02(08)4026; TOWN279.11.02(08)4027; TOWN279.11.02(08)4028; TOWN279.11.02(08)4029; TOWN279.11.02(08)4030; TOWN279.11.02(08)4031; TOWN279.11.02(08)4032; Details of Proposed Residential Accommodation (March 2016); Environmental Sustainability Plan (March 2016); Daylight and Sunlight Report (March 2016);

Urban Design Report Building R8 (March 2016); Compliance Report (March 2016); Access Statement (March 2016); Addendum Cover Letter (6th May 2016); Building R8 Compliance Report Addendum.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;
 - c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to first occupation of the development 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 (Consolidated with Alterations Since 2004) and Camden Planning Guidance 2006 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 4 The ground floor commercial units if used for Class A3, A4, or A5 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 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 CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of

the London Borough of Camden LDF Development Policies (2010).

Informative(s):

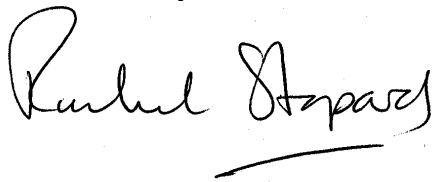
- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 9, 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 24, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64, 65, 66 and 67. 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities