

Application ref: 2020/5143/P
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Date: 9 February 2021

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

Ms Laura Murray
Argent (King's Cross) Ltd
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Plot R8
King's Cross Central
York Way
London

Proposal:

Reserved matters relating to Building R8 for the erection of two, 13 storey buildings comprising office space (Class B1) and 72 Social Rented Affordable residential units, 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-PCO-ZZ-RF-DR-A-P03-001, 13454-PCO-ZZ-RF-DR-A-P03-002, 13454-PCO-ZZ-B1-DR-A-P03-099, 13454-PCO-ZZ-GF-DR-A-P03-100, 13454-PCO-ZZ-01-DR-A-P03-101, 13454-PCO-ZA-B1-DR-A-P00-098, 13454-PCO-ZB-B1-DR-A-P00-099, 13454-PCO-ZA-GF-DR-A-P00-100, 13454-PCO-ZB-GF-DR-A-P00-101, 13454-PCO-ZA-01-DR-A-P00-102, 13454-PCO-ZB-01-DR-A-P00-103, 13454-PCO-ZA-02-DR-A-P00-110, 13454-PCO-ZA-03-DR-A-P00-111, 13454-PCO-ZA-04-DR-A-P00-112, 13454-PCO-ZA-05-DR-A-P00-113, 13454-PCO-ZA-06-DR-A-P00-114, 13454-PCO-ZA-07-DR-A-P00-115, 13454-PCO-ZA-08-DR-A-P00-116, 13454-PCO-ZA-09-DR-A-P00-117, 13454-PCO-ZA-10-DR-A-P00-118, 13454-PCO-ZA-11-DR-A-P00-119, 13454-PCO-ZA-12-DR-A-P00-120, 13454-PCO-ZA-RF-DR-A-P00-121, 13454-PCO-ZB-02-DR-A-P00-130, 13454-PCO-ZB-03-DR-A-P00-131, 13454-PCO-

ZB-04-DR-A-P00-132, 13454-PCO-ZB-05-DR-A-P00-133, 13454-PCO-ZB-06-DR-A-P00-134, 13454-PCO-ZB-07-DR-A-P00-135, 13454-PCO-ZB-08-DR-A-P00-136, 13454-PCO-ZB-09-DR-A-P00-137, 13454-PCO-ZB-10-DR-A-P00-138, 13454-PCO-ZB-11-DR-A-P00-139, 13454-PCO-ZB-12-DR-A-P00-140, 13454-PCO-ZB-RF-DR-A-P00-141, 13454-PCO-ZA-ZZ-DR-A-P04-110, 13454-PCO-ZZ-ZZ-DR-A-P04-111, 13454-PCO-ZB-ZZ-DR-A-P04-112, 13454-PCO-ZZ-ZZ-DR-A-P04-113, 13454-PCO-ZZ-ZZ-DR-A-P04-120, 13454-PCO-ZZ-ZZ-DR-A-P04-130, 13454-PCO-ZZ-ZZ-DR-A-P05-100, 13454-PCO-ZZ-ZZ-DR-A-P05-101, 13454-PCO-ZB-ZZ-DR-A-P10-100, 13454-PCO-ZB-ZZ-DR-A-P10-101, 13454-PCO-ZB-ZZ-DR-A-P10-102, 13454-PCO-ZB-ZZ-DR-A-P10-103, 13454-PCO-ZB-ZZ-DR-A-P10-104, 13454-PCO-ZB-ZZ-DR-A-P10-105, 13454-PCO-ZB-ZZ-DR-A-P10-106, 13454-PCO-ZB-ZZ-DR-A-P10-107, 13454-PCO-ZB-ZZ-DR-A-P10-108, 13454-PCO-ZB-ZZ-DR-A-P10-109, 13454-PCO-ZB-ZZ-DR-A-P10-110, 13454-PCO-ZB-ZZ-DR-A-P10-112, 13454-PCO-ZB-ZZ-DR-A-P10-111, 13454-PCO-ZA-ZZ-DR-A-P21-500, 13454-PCO-ZA-ZZ-DR-A-P21-501, 13454-PCO-ZA-ZZ-DR-A-P21-502, 13454-PCO-ZA-ZZ-DR-A-P21-503, 13454-PCO-ZA-ZZ-DR-A-P21-504, 13454-PCO-ZA-12-DR-A-P21-505, 13454-PCO-ZA-ZZ-DR-A-P21-506, 13454-PCO-ZB-ZZ-DR-A-P21-507, 13454-PCO-ZB-ZZ-DR-A-P21-508, 13454-PCO-ZB-ZZ-DR-A-P21-509

3454-PCO-ZA-GF-DR-A-P64-300, 3454-PCO-ZA-GF-DR-A-P64-301, 3454-PCO-ZA-GF-DR-A-P64-302, 3454-PCO-ZB-GF-DR-A-P64-400, TOWN279.11.2(08)3101 04, TOWN279.11.2(08)3102 02, TOWN279.11.2(08)4101 01, TOWN279.11.2(08)4102 01, TOWN279.11.2(08)4103 01, TOWN279.11.2(08)4104 01, TOWN279.11.2(08)4105 01, TOWN279.11.2(08)4106 01, TOWN279.11.2(08)4107, TOWN279.11.2(08)4108, TOWN279.11.2(08)4109, TOWN279.11.2(08)4110, TOWN279.11.2(08)4111, TOWN279.11.2(08)4201 01, TOWN279.11.2(08)4202 01, TOWN279.11.2(08)4203 01, TOWN279.11.2(08)4401 01, TOWN279.11.2(08)7011 03

All Clear Designs Access and Inclusivity Statement October 2020, Sweco Daylight and Sunlight Report September 2020, Sweco Environmental Sustainability Plan October 2020, Arup Earthworks and Remediation Plan October 2020, Urban Design Report October 2020, Compliance Report October 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:

13454-PCO-ZZ-RF-DR-A-P03-001, 13454-PCO-ZZ-RF-DR-A-P03-002, 13454-PCO-ZZ-B1-DR-A-P03-099, 13454-PCO-ZZ-GF-DR-A-P03-100, 13454-PCO-ZZ-01-DR-A-P03-101, 13454-PCO-ZA-B1-DR-A-P00-098, 13454-PCO-ZB-B1-DR-A-P00-099, 13454-PCO-ZA-GF-DR-A-P00-100, 13454-PCO-ZB-GF-DR-A-P00-101, 13454-PCO-ZA-01-DR-A-P00-102, 13454-PCO-ZB-01-DR-A-P00-103, 13454-PCO-ZA-02-DR-A-P00-110, 13454-PCO-ZA-03-DR-A-P00-111, 13454-PCO-ZA-04-DR-A-P00-112, 13454-PCO-ZA-05-DR-A-P00-113, 13454-PCO-ZA-06-DR-A-P00-114, 13454-PCO-ZA-07-DR-A-P00-115, 13454-PCO-ZA-08-DR-A-P00-116, 13454-PCO-ZA-09-DR-A-P00-117, 13454-PCO-ZA-10-DR-A-P00-118, 13454-PCO-ZA-11-DR-A-P00-119, 13454-PCO-ZA-12-DR-A-P00-120, 13454-PCO-ZA-RF-DR-A-P00-121, 13454-PCO-ZB-02-DR-A-P00-130, 13454-PCO-ZB-03-DR-A-P00-131, 13454-PCO-ZB-04-DR-A-P00-132,

13454-PCO-ZB-05-DR-A-P00-133, 13454-PCO-ZB-06-DR-A-P00-134, 13454-PCO-ZB-07-DR-A-P00-135, 13454-PCO-ZB-08-DR-A-P00-136, 13454-PCO-ZB-09-DR-A-P00-137, 13454-PCO-ZB-10-DR-A-P00-138, 13454-PCO-ZB-11-DR-A-P00-139, 13454-PCO-ZB-12-DR-A-P00-140, 13454-PCO-ZB-RF-DR-A-P00-141, 13454-PCO-ZA-ZZ-DR-A-P04-110, 13454-PCO-ZZ-ZZ-DR-A-P04-111, 13454-PCO-ZB-ZZ-DR-A-P04-112, 13454-PCO-ZZ-ZZ-DR-A-P04-113, 13454-PCO-ZZ-ZZ-DR-A-P04-120, 13454-PCO-ZZ-ZZ-DR-A-P04-130, 13454-PCO-ZZ-ZZ-DR-A-P05-100, 13454-PCO-ZZ-ZZ-DR-A-P05-101, 13454-PCO-ZB-ZZ-DR-A-P10-100, 13454-PCO-ZB-ZZ-DR-A-P10-101, 13454-PCO-ZB-ZZ-DR-A-P10-102, 13454-PCO-ZB-ZZ-DR-A-P10-103, 13454-PCO-ZB-ZZ-DR-A-P10-104, 13454-PCO-ZB-ZZ-DR-A-P10-105, 13454-PCO-ZB-ZZ-DR-A-P10-106, 13454-PCO-ZB-ZZ-DR-A-P10-107, 13454-PCO-ZB-ZZ-DR-A-P10-108, 13454-PCO-ZB-ZZ-DR-A-P10-109, 13454-PCO-ZB-ZZ-DR-A-P10-110, 13454-PCO-ZB-ZZ-DR-A-P10-112, 13454-PCO-ZB-ZZ-DR-A-P10-111, 13454-PCO-ZA-ZZ-DR-A-P21-500, 13454-PCO-ZA-ZZ-DR-A-P21-501, 13454-PCO-ZA-ZZ-DR-A-P21-502, 13454-PCO-ZA-ZZ-DR-A-P21-503, 13454-PCO-ZA-ZZ-DR-A-P21-504, 13454-PCO-ZA-12-DR-A-P21-505, 13454-PCO-ZA-ZZ-DR-A-P21-506, 13454-PCO-ZB-ZZ-DR-A-P21-507, 13454-PCO-ZB-ZZ-DR-A-P21-508, 13454-PCO-ZB-ZZ-DR-A-P21-509, 3454-PCO-ZA-GF-DR-A-P64-300, 3454-PCO-ZA-GF-DR-A-P64-301, 3454-PCO-ZA-GF-DR-A-P64-302, 3454-PCO-ZB-GF-DR-A-P64-400, TOWN279.11.2(08)3101 04, TOWN279.11.2(08)3102 02, TOWN279.11.2(08)4101 01, TOWN279.11.2(08)4102 01, TOWN279.11.2(08)4103 01, TOWN279.11.2(08)4104 01, TOWN279.11.2(08)4105 01, TOWN279.11.2(08)4106 01, TOWN279.11.2(08)4107, TOWN279.11.2(08)4108, TOWN279.11.2(08)4109, TOWN279.11.2(08)4110, TOWN279.11.2(08)4111, TOWN279.11.2(08)4201 01, TOWN279.11.2(08)4202 01, TOWN279.11.2(08)4203 01, TOWN279.11.2(08)4401 01, TOWN279.11.2(08)7011 03

All Clear Designs Access and Inclusivity Statement October 2020, Sweco Daylight and Sunlight Report September 2020, Sweco Environmental Sustainability Plan October 2020, Arup Earthworks and Remediation Plan October 2020, Urban Design Report October 2020, Compliance Report October 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 typical paving, setts and other hard landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;
 - (c) Details of landscaping features and plant species to be incorporated within the podium roof terrace.

The relevant parts of the works shall be carried out in accordance with the details thus approved and maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 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 (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

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 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 50A, 51, 56, 60, 63, 64-67 . 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.
- 2 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).
- 3 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.
- 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.

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