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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Plot S3 within Development Zone S for the erection of an 11 storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated public realm works, as required by conditions 3, 9, 14, 16-22, 27-28, 31, 33-36, 45-46, 48- 49, 50A, 51, 56, 60, 63-67 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

Applicant Details

Name/Company

Title

Mr

First name

Ignacio

Surname

Rodriguez

Company Name

BAM Construct UK

Address

Address line 1

Building S3

Address line 2

King's Cross Central

Address line 3

York Way

Town/City

London

Country

Postcode

N1C 4AB

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

07825922485

Secondary number

Fax number

Email address

irodriguez@bam.com

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Plot S3 within Development Zone S for the erection of an 11 storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated public realm works, as required by conditions 3, 9, 14, 16-22, 27-28, 31, 33-36, 45-46, 48- 49, 50A, 51, 56, 60, 63-67 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

Reference number

2019/5379/P

Date of decision (date must be pre-application submission)

13/02/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Prior to commencement of the relevant part of the development, full details of the design of the servicing route through the building (Chilton Lane), including the road surfacing and facing materials for the walls / roof, shall be submitted to and approved in writing by the local planning authority. 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 building and the character of the immediate area in accordance with the requirements of policies C5, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

07/09/2020

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

In relation to wall finishes and lighting display:

2011(SK)0214_Laneway cladding_Discharge of planning condition 6 (Description of finishes)
KXC-S3-001-A- 2011-21-436_iss1_rev01 (Architectural sketch of wall build up)
220421_ALL_VL_Technical_Design_Interim_Presentation (Description of lighting display)
KXC-S3-001-A- 2011-21-2101_02 (Architectural wall north elevation)
KXC-S3-001-A- 2011-21-2301_03 (Architectural wall south elevation)
KXC-S3-001-Y-EMT-21-6500GF_iss1_rev00 (1) (Subcontractor wall build up north)
KXC-S3-001-Y-EMT-21-6501GF_iss1_rev00 (1) (Subcontractor wall build up south)
KXC-S3-001-Y-JBS-63-850GF_iss1_revA (Electrical infrastructure schematic and specifications)
Slide 19 - Design Development - Tile Geometry (Video file of prototype of lighting display)

In relation to soffit:

KXC-S3-001-A-2011-21-443_iss3_rev03 (Entrance bay to laneway on west elevation)
KXC-S3-001-Y-FCI-21-1153M1_iss3_rev02 (Soffit panels layout)
KXC-S3-001-Y-FCI-21-ZZ069_iss2_rev01 (Material finish sample signed off sheet)

In relation to road finishes:

2021.3963.P - Building S3 - Final DN (Previous discharge letter for road and paving finishes outside the laneway)
ALD854_LD702revP02-YorkstonePaving-Type2 (Detail of Yorkstone paving type 2)
ALD854_LD703revP02-GraniteSetts-Type1 (Detail of Granite setts type 1)
ALD854_LD704revP02-GraniteSetts-Type2 (Detail of Granite setts type 2)
ALD854_LD711revP02-CD-FlushKerb (Detail of flush kerb)
ALD854_LD718revP02-Chilton-Ln-stretcher-course (Detail of granite setts stretcher course)
ALD854_LD732revP03-S3-PR-interface-details-sheet2 (Interface details)
ALD854_MP010-GA-Planning (Road finishes GA)
ALD854_RP901_revP01_S3PublicRealm-Materials-Summary (Road Materials summary)
S3-Chilton-Ln-MaterialsSummary (Materials Summary)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre application Advice

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ignacio Rodriguez

Date

09/05/2022