

Application ref: 2022/1528/P
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Date: 25 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Lichfields
The Minster Building
21 Mincing Lane
London
EC3 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Development Zone A
King's Cross Central
York Way
London**

Proposal:

Reserved matters in relation to Zone A for revisions to the ground floor frontage and minor alterations to the previously approved application reference 2017/3133/P dated 16/08/2017 for erection of 7-11 storey building for use as offices (Class E) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: KXC-A-001-L-GIL-00-11254_C02.pdf; KXC-A-001-L-GIL-00-11255_C03.pdf; KXC-A-001-L-GIL-00-11261_C01.pdf; KXC-A-001-L-GIL-00-11262_C01.pdf; KXC-A-001-L-GIL-00-20001-T03.pdf; KXC-A-001-L-GIL-00-20002-T05.pdf; KXC-A-001-L-GIL-00-20004-T03.pdf; KXC-A-001-L-GIL-00-20005-T03.pdf; KXC-A-001-L-GIL-00-20006_C02.pdf; KXC-A-001-L-GIL-00-20007_C02.pdf; KXC-A-001-L-GIL-00-20008-C01.pdf; KXC-A-001-L-GIL-00-20009-C01.pdf; KXC-A-001-L-GIL-00-20020_T02.pdf; KXC-A-001-L-GIL-00-20021-T04.pdf; KXC-A-001-L-GIL-00-20022-

C01.pdf; KXC-A-001-L-GIL-00-20040-C01.pdf; KXC-A-001-L-GIL-00-20041_T02.pdf; KXC-A-001-L-GIL-00-20042_T02.pdf; KXC-A-001-L-GIL-00-20043-T05.pdf; KXC-A-001-L-GIL-00-20044_T02.pdf; KXC-A-001-L-GIL-00-20045-T05.pdf; KXC-A-001-L-GIL-00-20046_T03.pdf; KXC-A-001-L-GIL-00-20048-C01.pdf; KXC-A-001-L-GIL-00-20049-C01.pdf; KXC-A-001-L-GIL-00-20050-C01.pdf; KXC-A-001-L-GIL-00-20051-C01.pdf; KXC-A-001-L-GIL-00-20060_T01.pdf; KXC-A-001-L-GIL-00-20101-T01.pdf; KXC-A-001-L-GIL-00-20102-T01.pdf; KXC-A-001-L-GIL-00-20104-T01.pdf; KXC-A-001-L-GIL-00-20301_C02.pdf; KXC-A-001-L-GIL-90-50015-C01.pdf; KXC-A-001-L-GIL-90-50016-C01.pdf; KXC-A-001-L-GIL-90-50017-C01.pdf; KXC-A-001-L-GIL-90-50018-C01.pdf; KXC-A-001-L-GIL-90-50020_T04.pdf; KXC-A-001-L-GIL-90-50021_T03.pdf; KXC-A-001-L-GIL-90-50022_T03.pdf; KXC-A-001-L-GIL-90-50030_T05.pdf; KXC-A-001-L-GIL-90-50035_T04.pdf; KXC-A-001-L-GIL-90-50040_T03.pdf; KXC-A-001-L-GIL-90-50041_T02.pdf; KXC-A-001-L-GIL-90-50042_T03.pdf; KXC-A-001-L-GIL-90-50043_T03.pdf; KXC-A-001-L-GIL-90-50044-T05.pdf; KXC-A-001-L-GIL-90-50046_T02.pdf; KXC-A-001-L-GIL-90-50047-T05.pdf; KXC-A-001-L-GIL-90-50048_T02.pdf; KXC-A-001-L-GIL-90-50049-T05.pdf; KXC-A-001-L-GIL-90-50050-T01.pdf; KXC-A-001-L-GIL-90-50051_T03.pdf; KXC-A-001-L-GIL-90-50054-C01.pdf; KXC-A-001-L-GIL-90-50055-T05.pdf; KXC-A-001-L-GIL-90-50056-T05.pdf; KXC-A-001-L-GIL-90-50057-T03.pdf; KXC-A-001-L-GIL-90-50058_T02.pdf; KXC-A-001-L-GIL-90-50059_T02.pdf; KXC-A-001-L-GIL-90-50060-T04.pdf; KXC-A-001-L-GIL-90-50061-T04.pdf; KXC-A-001-L-GIL-90-50062-T04.pdf; KXC-A-001-L-GIL-90-50063_T03.pdf; KXC-A-001-L-GIL-90-50064_T04.pdf; KXC-A-001-L-GIL-90-50067_T01.pdf; KXC-A-001-L-GIL-90-50068-T01.pdf; KXC-A-001-L-GIL-90-50080-T04.pdf; KXC-A-001-L-GIL-90-50090-T03.pdf; KXC-A-001-L-GIL-90-50091_T01.pdf; KXC-A-001-L-GIL-90-50093_T03.pdf; KXC-A-001-L-GIL-91-11201-T07.pdf; KXC-A-001-L-GIL-91-11202_C01.pdf; KXC-A-001-L-GIL-91-11203_C01.pdf; KXC-A-001-A-BDP-27-50030-T04.pdf; KXC-A-001-A-BDP-00-11202-T05.pdf; KXC-A-001-A-BDP-00-11203-T04.pdf; KXC-A-001-A-BDP-21-50155-T03.pdf; KXC-A-001-A-BDP-21-50156-C02.pdf; KXC-A-001-A-BDP-21-50157-C01.pdf; KXC-A-001-A-BDP-21-51107-C02.pdf; KXC-A-001-A-BDP-21-51113-T03.pdf; KXC-A-001-A-BDP-21-51128-T03.pdf; KXC-A-001-A-BDP-21-51129-T03.pdf; KXC-A-001-A-BDP-24-50020-C04.pdf; KXC-A-001-A-BDP-24-50021-C02.pdf; KXC-A-001-A-BDP-24-50022-C03.pdf; KXC-A-001-A-BDP-24-50023-C02.pdf; KXC-A-001-A-BDP-24-57002-C01.pdf; KXC-A-001-A-BDP-24-57003-C01.pdf; KXC-A-001-A-BDP-27-50029-C01.pdf; KXC-A-001-X-SGB-3210-2012105-C03.pdf; KXC-A-001-X-SGB-3210-2022101-C03 - Upper Tray Balustrade.pdf; KXC-A-001-X-SGB-3210-5012108-C04.pdf; KXC-A-001-X-SGB-3210-2022103-C02 - Lower Tray Balustrade.pdf; KXC-A-001-L-GIL-91-50000_C01; KXC-A-001-L-GIL-00-11213_C03; KXC-A-001-L-GIL-90-50001_C01; KXC-A-001-L-GIL-90-50040-C01; KXC-A-001-L-GIL-90-50041-C01; KXC-A-001-L-GIL-90-50050-C01; KXC-A-001-L-GIL-90-50051-C02; KXC-A-001-L-GIL-90-50060-C01; KXC-A-001-L-GIL-91-00011-T03; KXC-GIL-XX-GF-DR-L-1102 P01; KXC-A-001-L-GIL-91-11204-C01; KXC-A-001-L-GIL-91-11205-C01; KXC-A-001-L-GIL-91-11206-C02; KXC-A-001-L-GIL-91-11225-C02; KXC-A-001-L-GIL-91-50010-P00; KXC-A-001-L-GIL-91-50020-C01; KXC-A-001-L-GIL-91-50021-C01; KXC-A-001-L-GIL-91-SH003; KXC-A-001-L-GIL-91-SH004; KXC-GIL-XX-GF-DR-L-1300 P01; KXC-GIL-XX-GF-DR-L-1301 P01; KXC-GIL-XX-GF-DR-L-1302 P01; Proposed: Site Location Plan; KXC-HS-XX-XX-DR-T-10-0000 Rev P01; KXC-A-001-A-BDP-XX-RPXXX; KXC-A-001-J-BDP-63-SH002_C01_PLANNING; KXC-A-001-J-BDP-63-00001-T02_PLANNING; KXC-A-001-J-BDP-63-00002-T02_PLANNING; KXC-A-001-J-BDP-63-11205-T02_PLANNING; KXC-A-001-J-BDP-63-11206-T02_PLANNING; KXC-A-001-J-BDP-63-11207-T02_PLANNING; KXC-A-001-J-BDP-63-11208-T02_PLANNING; KXC-A-001-J-BDP-63-11201-T02_PLANNING; KXC-A-001-J-BDP-63-11202-T02_PLANNING; KXC-A-

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55-0010 P01; KXC-HS-GP-XX-AS-T-55-0011 P01; KXC-HS-GP-XX-AS-T-55-0012
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0019 P01; KXC-HS-XX-XX-AS-T-55-0020 P01; KXC-HS-GP-XX-AS-T-45-0001 P01;
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Documents: Urban Design Report; Environmental Sustainability Plan March 2022; Access and Inclusivity Statement March 18th 2022; Acoustic and Noise update 22th February 2022 memo M035-A; Earthworks and Remediation Plan 2017; Submission Statement 2022;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Before the relevant part of the work is begun, 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:

- a) Manufacturer's specification details of all facing materials for the ground floor units, excluding the Southern Anchor, (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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any

variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 4 External fixtures

Other than those identified on the drawings hereby approved, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Adverts are only to be displayed within the designated signage zones within the ground floor retail units as indicated on the drawings HS-GP-XX-AS-T- 45-0019 P01; 45-0020 P01; 45-0021 P01; 45-0022 P01; 45-0023 P01; 45-0024 P01; 45-0025 P01; 45-0026 P01; 45-0027 P01; 45-0050 P01; hereby approved- unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1, D2 and D3 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: 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 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 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, 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 5 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).

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer