

Application ref: 2023/0584/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 12 May 2023

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

Sophie McCarthy
Building S3 Development Zone S
Kings Cross Central
London
York Way
N1C 4AB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Building S3
Development Zone S
Kings Cross Central
London
York Way
N1C 4AB

Proposal: Details required by condition 5 (verification report) of permission reference 2019/5379/P (Reserved matters relating to 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).

Drawing Nos: KXC-S3-001-R-1620005613-11-906_01 Parts 1 - 4

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting approval

Condition 5 requires details of a land contamination verification report to be submitted and approved.

The submitted documents have been reviewed by the Council's Land Contamination Officer and are considered acceptable. The submitted report is considered to be satisfactory and details the environmental watching brief undertaken, the removal of unexpected contamination during the earthworks, and the removal of waste to appropriate facilities. The report also details the use of barrier piping on site. Condition 5 can therefore be discharged.

As such, the proposals are in general accordance with policies G1, A1, and DM1 of the London Borough of Camden Local Plan 2017

- 2 You are advised that all conditions relating to planning permission 2019/5379/P which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer