

Application ref: 2022/1689/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 29 September 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

Mr Tyrone Cutts
Kings Cross Construction Skills Centre
180 York Way
London
N1 0AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Kings Cross Development Zone W (Triangle Site)
180 York Way
London
N1 0AZ

Proposal:

Details of external finishes and materials as required by condition 2(a) of ref: 2018/6163/P dated 25/03/2019 (for: Reserved matters relating to Plot W3(within London Borough of Islington) in Development Zone W for the erection of a 3 storey building with basement for use as a gym (Class D2), Nursery (Class D1) and a flexible café/retail units (Class A1/A2/A3/A4) as required by conditions 2, 4, 6, 9-19, 20, 22-30 of outline planning permission granted at appeal subject to a S106 agreement (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P) for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area.)

Drawing Nos: Site Location Plan KXC-TRI-W0-001-DMA569-A-20-117 Rev14. KXC-TRI-XX-001-Z-MARF 1002, 1003, 1113, 1114, 1115, 1119, 1123, 1100. KXC-TRI-ZZ-001-Z-MAR-E 025. KXC-TRI-ZZ-001-Z-MARF 1004, 1040, 1041, 1131. KXC-TRI-ZZ-001-A-MDS060-10-002 iss1 Rev2, 21-540 iss3 Rev3, 21-541 iss3 RevC01, 21-550 iss6 RevC03, 21-551 iss6 RevC03, 21-552 iss2 Rev2, 21-650 iss2 Rev2, 21-652 iss3 RevC01, 21-653 iss1 RevC01, 21-501 iss4 Rev4, 210B1 iss3 RevC01, 21 0GF iss5 RevC03, 21-001 iss5 RevC03, 21002 iss5 RevC03, 21-400 iss7 RevC02, 21-401 iss7 RevC02, 21-402 iss3 RevC01, 21-403 iss3 RevC01, 21-421 iss4 RevC02, 21-430 iss4 RevC02, 21-506 iss1 RevC01, 21-507 iss1 RevC01. Building W3 Façade Materials (JRL Midgard 19/04/2022), W3 Façade Presentation (19/04/2022).

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

Informative(s):

1 Reasons for granting approval:

Condition 2(a) of the approved scheme requires details of external material finishes (excluding brickwork) to be provided for approval by the local authority in accordance with policy D1 of the Local Plan which seeks to secure high quality design in development.

The applicant has submitted a series of detailed drawings, material specifications and supporting presentation to demonstrate the various materials and finishes which shall be employed. The submitted details are considered satisfactory and are considered to be acceptable by the Council's Urban Design team.

No comments were received prior to determination and the full impact of the proposals was assessed as part of the determination of the original application.

As such, the submitted details are sufficient to safeguard the character and appearance of the site and of the immediate area in accordance with the requirements of policies D1 of the London Borough of Camden Local Plan 2017.


2 You are advised that details related to conditions 2(b), 3, 4, 5, and 6 of application reference 2019/6163/P have been submitted and are under consideration. No other conditions from this application require details to be discharged.

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 light grey rectangular background.

Daniel Pope
Chief Planning Officer