

Application ref: 2023/2784/P
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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 green and brown roofs in relation to condition 4 of planning permission 2018/5651/P dated 26/02/2019 (for; Amendments to reserved matters application reference 2016/1530/P dated 06/06/20176, as amended by 2016/4934/P, (Erection of 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5)) and W2 (an 8 storey building to provide 78 residential units (Use Class C3) (including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5)) and basement area to include 363 cycle spaces, 48 car parking spaces, plant, refuse and ancillary uses 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). Namely to alter the approved internal layouts with total increase in GEA of 190 m², minor changes to building elevations, increase in green roof area, revised retail refuse strategy and reduction in car parking spaces)

Drawing Nos: Site Location Plan KXC-TRI-W0-001-DMA569-A-20-117 Rev14. KXC-TRI-W0-001-L-ALD840-90-0861 RevC01, KXC-TRI-W0-001-L-ALD840-90-0863 RevC01, KXC-TRI-W0-001-L-ALD840-90-0862 RevC01, KXC-TRI-W0-001-L-ALD840-90-0422 RevC01, KXC-TRI-W0-001-L-ALD840-90-0421 RevC01, KXC-TRI-W0-001-L-ALD840-90-0003 RevC01. Living Roof Landscape Specification (ALD 06/03/2020 P01).

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

Informative(s):

1 Reasons for granting approval:

Condition 4 of the approved scheme required details of the green and brown roofs along with a programme of maintenance for these installations. The applicant has provided roof plans to show the specific layouts in each case and typical sections through the substrates. These are accompanied by the living roof landscape specifications supporting document prepared by Applied Landscape Design providing details of planting density and species mixes.

The details have been reviewed by the Council's Tree and Landscape Officer who has confirmed the proposed substrate depth is sufficient and would ensure the long term viability of the living roofs. The proposed maintenance is also considered adequate and would ensure the roof is properly maintained year round.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building, surrounding area and neighbouring amenity. Condition 4 can therefore be discharged. No objections have been received prior to making this decision.

As such, the details are in general accordance with policies G1, CC1, CC2, CC3, CC4, D1 and A3 of the Camden Local Plan 2017.

2 You are advised that all conditions of application reference 2018/5651/P, dated 26/02/2019, requiring details to be submitted for approval have now been 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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer