

Application ref: 2023/2786/P
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Date: 10 October 2023

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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:
King's Cross Development Zone W (Triangle Site)
180 York Way
London
N1 0AZ

Proposal:

Details of ground maintenance in relation to condition 3 of 2018/5939/P dated 26/02/2019 (for: Amendments to reserved matters application reference 2016/5195/P dated 09/12/2016, relating to the public realm within and around Development Zone W (also known as the 'Triangle Site') of the King's Cross Central (KXC) development, comprising landscape details for the Podium Garden, Northern and Southern Gateways and York Way, as required by conditions 2, 6, 7, 9, 11, 12, 13, 17, 21, 23, 25, and 26 of the Outline Planning Permission with reference 2004/2311/P. Namely reconfiguration of landscaping and trees, change to plant species and landscaping materials, one additional tree, additional loading bay to the Northern Gateway, alterations to the steps at Southern Gateway, alterations to cycle parking, additional soft landscaping to habitat area access route and alteration to Service Yard to enable larger habitat area)

Drawing Nos: Site Location Plan KXC-TRI-W0-001-DMA569-A-20-117 Rev14, KXC-TRI-W0-001-X-WT1485-90-007 RevC03. Grounds Maintenance Plan (Folia: Kings Cross: 09/05/2023). Residential and Commercial Irrigation (Hunter P1-28).

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

Informative(s):

1 Reasons for granting approval:

Condition 3 of the approved scheme requires details of ground maintenance plans prior to the planting of any trees on site in order to ensure the site achieves high quality landscaping in accordance with policies A2, A3 and D1 of the Local Plan.

The applicant has provided a Grounds Maintenance Plan document to cover the site for a 12 month cycle including hard and soft landscaping treatments. The details have been reviewed by the Council's Trees and Landscaping Officer who has confirmed the proposed maintenance plans are sufficient and would ensure the long term viability of the site landscaping to the new open space, subject to suitable irrigation. The applicant has provided additional details regarding irrigation to the satisfaction of the Council.

The proposed maintenance is also considered adequate to ensure it is properly maintained year round with associated benefits to the character and appearance of the area as well as for local biodiversity. No objections were received prior to making this decision.

As such, the submitted details are sufficient to discharge condition 3 and are in general accordance with policies A1, A3, and D1 of the Camden Local Plan 2017.


2 You are advised that conditions of application reference 2018/5939/P, dated 26/02/2019, which require details to be approved have 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer