

Application ref: 2023/4787/P  
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Date: 30 January 2024

**Development Management**  
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McLaren Construction Ltd  
20 Churchill Place  
London  
E14 5EU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Building R8**  
**Development Zone R**  
**Kings Cross Central**  
**London**

Proposal:

Details pursuant to conditions 2a (materials and finishes), 2b (paving and hard landscaping), 2c (landscaping within podium roof terrace) and 3 (bird and bat boxes) of planning permission 2023/2958/P dated 25/10/2023 (for: Amendments to reserved matters approval ref 2020/5143/P dated 09/02/2021 (Reserved matters relating to Building R8 for the erection of two, 13 storey buildings comprising office space (Class B1) and 72 Social Rented Affordable residential units, as required by conditions 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-67 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) Namely, alterations to windows, doors, ducts and louvres on the approved facades, alterations to the landscaping and location of PV panels)

Drawing Nos: KXC-R8-001-5551-X-27-DR002, KXC-R8-001-5551-X-27-DR001, KXC-R8-001-5551-X-27-DR004, KXC-R8-001-5551-X-27-DR005, KXC-R8-001-5551-X-27-DR003, Planting List KXC-R8-001-5551-X-27-TS026, KXC-R8-001-354-L-90-10-100, KXC-R8-001-354-L-90-12-100, KXC-R8-001-354-L-90-14-100, KXC-R8-001-5551-X-27-DR024

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

Informative(s):

1 Reasons for granting consent:

Condition 2 requires details of external materials (part A), paving setts (part B), and landscaping and plant species for the podium roof terrace (part C) to be submitted. Condition 3 requires details of the bird and bat boxes. These details relate to application 2023/2958/P dated 25/10/2023, which sought minor amendments to the approved reserved matters application for building R8.

Details of condition 2 part A were submitted and approved under application 2023/0288/P. Given there have been no changes to the materials, these previous details are considered valid and there is no requirement for re-discharge. In addition, the details relating to part B have been submitted under a separate approval of details application ref. 2023/4644/P and are therefore not considered as part of this application.

The details of the landscaping features and plant species are considered to be acceptable and would ensure high quality and sustainable landscaping on the podium roof. They have been reviewed by the Council's Trees and Landscape Officer who deems them to be acceptable.

The bird and bat boxes are considered to be acceptable, and the applicant is reminded to locate the bat boxes as high on the elevation as possible to ensure effectiveness. They have been reviewed by the Council's Nature Conservation Officer who deems them to be acceptable.

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 buildings and streetscene and would ensure the development would provide adequate biodiversity and amenity value.

As such, the proposed details are in general accordance with Policies A1, A2, A3 and D1 of the Camden Local Plan 2017.

2 You are advised that all conditions relating to planning permission/listed building consent granted on 25/10/2023 ref. 2023/2958/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 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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer