

Application ref: 2023/5448/P
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Date: 2 May 2024

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Applied Landscape Design
Falcon House
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Plot S4
Kings Cross Central
York Way
London**

Proposal:

Details of hard and soft landscaping in public realm pursuant to condition 2b of planning permission 2020/5885/P dated 10/03/2021 (for: Reserved matters relating to Building S4 for the erection of a 13 storey building above ground floor to provide 176 residential homes comprising 120 market and 56 social rented units with associated public realm works, 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)

Drawing Nos:

ALD931_MP010 P01, ALD931_PL411 P01, ALD931_PL415 P01, ALD931_PL416 P01, Materials Tracker ALD931_RP901 P01, Soft Landscape Tracker ALD931_RP902 P01

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

1 Reasons for granting consent:

Condition 2b of reserved matters application 2020/5885/P requires details of the hard and soft landscaping for the public realm area of Building S4 within the Kings Cross Central development.

The submitted details of the hard landscaping are in keeping with those approved across the rest of site and are considered to be a sufficient quality.

The soft landscaping plans would provide an acceptable mix of species and planting that would encourage biodiversity and would be sustainable. A maintenance schedule is not required under the condition and is covered under condition 10 of the outline permission (ref. 2004/2307/P) for the site. During the original reserved matters application, the landscaping maintenance was found to be in accordance with the requirements of condition 10.

The proposals are considered to contribute to a high-quality public realm that would be in keeping with the overall development site. The plans have been reviewed by the Council's Tree Team who deem 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 or on neighbouring amenity.

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 reserved matters application ref. 2020/5885/P dated 10/03/2021 that require submission, 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



Daniel Pope
Chief Planning Officer