

Application ref: 2024/0478/P  
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Date: 2 May 2024

**Development Management**  
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Applied Landscape Design  
Falcon House  
Telford Road  
Bicester  
OX26 4LD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Building R4  
Kings Cross Central  
York Way  
London  
N1C**

Proposal:

Details pursuant to condition 2 (York Way Recreation Space) of reserved matters ref. 2010/0389/P dated 15/04/2010 (for: Reserved matters in connection with the erection of a 15 storey building within Development Zone R4 to be used for residential purposes from upper ground level to level 14 (total of 117 units comprising 78 general needs social rented, 24 shared ownership and 15 mental health supporting housing), internal cycle parking and services area at lower ground floor level and retail/café /bar/takeaway uses (classes A1-A5), office (Class B1) and/or potential community and leisure uses (Classes D1-D2) at ground floor level on the York Way frontage, together with adjacent public realm and new road junctions; submission of associated details in compliance with condition nos. 3, 9, 10, 12, 16-24, 27-30, 43, 56, 60, 61, 62, and 64-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area))

Drawing Nos:

Covering Letter (ALD dated 5/02/2024), ALD949\_MP011 P01, Gatti Park Kings Cross Central Development Zone R Hard Landscaping Material Palette ALD949-RP-901 P01 (dated 5/02/2024), ALD949\_MP101 P01, Soft Landscape Tracker ALD949\_RP902 P01

(dated 05/02/2024), ALD949\_PL401 P04

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

Informative(s):

1 Reasons for granting consent:

Condition 2 of reserved matters application 2010/0389/P dated 15/04/2010 requires details of the York Way Recreation Space, otherwise known as Gatti Park, to be submitted.

The submitted details involve hard and soft landscaping, including play spaces for basketball and skating and a planting strategy. The proposals would provide a high quality and attractive play space that would be safe and accessible.

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 play space that would be in keeping with the overall development site. The plans have been reviewed by the Council's Tree Team and Open Spaces 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 planning permission/listed building consent granted on (insert date + reference) 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 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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer