

Application ref: 2023/1943/P
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Date: 10 October 2024

Development Management
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Sophie Bisby
Lichfields
The Minster Building
21 Mincing Lane
London
EC3 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Development Zone A
King's Cross Central
York Way
London**

Proposal:

Detailed drawings and samples required by condition 1 of planning permission 2022/1528/P granted 25/07/2022 for revisions to the ground floor frontage and minor alterations to the previously approved application reference 2017/3133/P dated 16/08/2017 for erection of 7-11 storey building for use as offices (Class E) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. .

Drawing Nos: 230511_KGX HS Material Palette document Revised (prepared by Heatherwick Studio) received 17/09/2024

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

Informative(s):

1 Reasons for granting consent:

Condition 1 of planning permission ref. 2022/1528/P dated 25/07/2022 requires details of the manufacturers' specification for all facing materials of the ground floor of the building.

A revised set of details have been submitted. The details demonstrate that the materials will be of a high quality and appropriate to the rest of the building. They have been reviewed by the Council's design officers who deem them to be of a sufficient quality and in keeping with the design intention of the building.

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, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

2 You are advised that all conditions relating to planning permission granted on 25/07/2022 under ref 2022/1528/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 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer