

Mrs Kym Jones  
Applied Landscape Design  
The Threshing Barn  
Bignell Park Barns  
Chesterton  
Oxfordshire  
OX26 1TD

Application Ref: **2015/6706/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

15 January 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**27 Canal Reach  
(Building T5)  
King's Cross Central  
London  
N1C 4DD**

#### Proposal:

Details of paving and hard landscaping as required by condition 2(b) of planning permission 2013/2481/P dated 05/07/2013 for reserved matters relating to Development Zone T5 to construct a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor. Matters addressed by this submission entail associated details in compliance with condition nos. 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).

Drawing Nos: Materials tracker to discharge: Planning Application ref.: 2013/2481/P Reserved matter condition 2 (b) Building T5, Kings Cross Central document ref: ALD690\_RP901-P01 by Applied Landscape Design Ltd dated 19/11/2015; GAP01-P01; SLP01-P01.



The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission:

The paving and hard landscaping proposal comprises sandstone paving, reclaimed granite setts around areas of cycle parking, sandstone tactile paving, granite kerbs and block paving. This is consistent with the approach and materials used on the wider site. As such, all details are considered acceptable and will ensure a high quality finish to the building and the surrounding public realm.

As such, the details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised that all conditions relating to reserved matters approval granted on 05/07/2013 (reference: 2013/2481/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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment