

Application ref: 2019/1850/P
Contact: Patrick Marfleet
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Date: 29 May 2019

Development Management
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Mr Stefano Longhi
1 Rawstorne place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Buildings T2-T3
Development Zone T
King's Cross Central
London
N1C 4BD

Proposal: Details of all external materials and finishes and all windows and doors required by conditions 2a and 2b of reserved matters application reference 2016/3195/P dated 23/01/2017, as amended by 2019/0182/P dated 26/03/2019, (Reserved matters relating to Plots T2-T4 within Development Zone T for erection of two buildings, T2 (part 9, part 10 storeys) and T3 (part 10, part 12 storeys), for use as offices (Class B1) on upper floors, a primary health care centre in T2 (Class D1) at ground floor and flexible commercial/office/leisure units to ground and first floors (A1-A4/B1/D2) and a fuel cell to the south west corner of T2. Associated cycle and car parking, refuse store, storage and plant areas provided. Public realm works to the western side of Canal Reach).

Drawing Nos: KXC-T2-001-Y-FOC-21-EL101 02, KXC-T2-001-Y-FOC-21-EL201 01, KXC-T2-001-Y-FOC-21-EL401 01 KXC-T2-001-Y-FOC-21-EL451 01, KXC-T2-001-Y-FOC-21-EL801 02, KXC-T2-001-Y-FOC-21-EL901 01 KXC-T2-001-Y-FOC-21-HD101 01, KXC-T2-001-Y-FOC-21-HD201 01, KXC-T2-001-Y-FOC-21-HD208 00 KXC-T2-001-Y-FOC-21-HD401 01, KXC-T2-001-Y-FOC-21-HD402 01, KXC-T2-001-Y-FOC-21-HD403 01 KXC-T2-001-Y-FOC-21-HD802 01, KXC-T2-001-Y-FOC-21-HD901 01, KXC-T2-001-Y-FOC-21-HD902 01, KXC-T2-001-Y-FOC-21-VD112 01, KXC-T2-001-Y-FOC-21-VD211 01, KXC-T2-001-Y-FOC-21-VD412 01, KXC-T2-001-Y-FOC-21-VD414

01, KXC-T2-001-Y-FOC-21-VD811 01, KXC-T2-001-Y-FOC-21-VD912 01, Focchi Sample 003 Façade Type 2 Aluminium Sheet Duracolour 1, Focchi Sample 006 Façade Type 1 Louvred Perforated Aluminium Sheet, Focchi Sample 008 Façade Type 1 brise Soleil support, Focchi Sample 010 Façade Type 2 External Fin Profile Duracolour 1, Focchi Sample 026 GL 05 Façade Type 1 and 2, Focchi Sample 027 GL 02 Façade Type 1 and 9, Focchi Sample 073 Steel Balustrade PPC, Focchi Sample 100 GL-1 Façade Type 1 and 2, Focchi Sample 102 GL-10 Façade Type 7, Focchi Sample 103 GL-6 Façade Type 4, Focchi Sample 113 GL-4 Façade Type 2.

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting approval of detail:

The detailed drawings of all windows and doors and proposed external materials and finishes are considered to be of a high standard and appropriate in terms of their texture, colour and detailing and would ensure a high quality finish to the building is achieved. Conditions 2 (a) and 2 (b) can therefore be discharged.

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 building and surrounding area.

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

2 You are reminded that conditions 2 c), 2 d), 2 e), 3 and 5 of planning permission 2016/3195/P dated 23/01/2017 are outstanding and require details to be submitted and 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 2019.

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