

Patrick Marfleet  
Development Management  
London Borough of Camden  
5 Pancras Square,  
London,  
N1C 4AG

**Date:** 23 December 2019  
**Our ref:** 16403/07/SSL/SW/18090086v1  
**Your ref:** PP-08375688

Dear Patrick

**Application for the Discharge of Condition 2, Part D of Planning Permission  
Reference 2015/7094/P, Building S2 within Development Zone S, Handyside  
Street, King's Cross Central, London N1C 4UZ**

On behalf of our client, DeepMind Technologies Ltd, please find enclosed an application to discharge Condition 2, part d (landscape on the eleventh floor) of RMA (2015/7094/P), approved 29 November 2017 in relation to Building S2 on the Kings Cross Estate.

**Application Submission**

This application has been submitted via the Planning Portal (ref. PP-08375688) and comprises the following:

- 1 Completed application form;
- 2 Landscape and Design Statement, S2 Roof Terrace, prepared by Applied Landscape and Willerby;
- 3 Landscaping, planting and lighting plans (11<sup>th</sup> Floor Roof Terrace), prepared by Applied Landscape and Willerby:
  - a Enhancement Proposal Masterplan KXC-S2-001-ALD852-L-90-0100 P02
  - b Hard Landscape Layout KXC-S2-001-ALD852-L-90-0101 P01
  - c Enhancement Proposals Long Sections KXC-S2-001-ALD852-L-90-0601 04
  - d Planting Plan Layout KXC-S2-001-ALD852-L-90-0401 P01
  - e Lighting Layout KXC-S2-001-ALD852-L-90-0301 P01
- 4 This Covering Letter.

The application fee of £116 (+£25 Planning Portal admin fee) has been paid online to Planning Portal.

**Background**

On the 22 December 2006, Outline Planning Permission for Kings Cross was granted for:

*"Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The*

*development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (R1)".(ref: 2004/2307/P)*

On the 26 February 2016, the Reserved Matters for Building S2 was granted for;

*"Reserved matters relating to Building S2 within Development Zone S for erection of a 12 storey building with 3 retail units at ground floor level (flexible class A1-A5) and office accommodation at ground to ninth floors (class B1). Associated cycle and disabled car parking, loading bay, refuse store, storage, plant areas provided within the tenth and eleventh floor and landscaping of the surrounding public realm on Handyside Street, Lewis Cubitt Park and within the tertiary routes of zone S along the northern and western side of the building, as required by conditions 9, 10, 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 51, 56, 60, 63-67 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. ( ref 2015/7094/P)*

The discharge of condition 2d (landscaping ref: 2017/4849/P) attached to the reserved matters application 2015/7094/P was approved on 29 November 2017.

This discharge of condition application is submitted to seek to discharge condition 2d (landscape) with updated design details.

## **Condition 31: Secured by Design**

Condition 2, part d, requires:

*Prior to commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:*

*(a) Details including sample panels of all external materials and finishes. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;*

*(b) Detailed drawings of all windows and external doors.*

*(c) Details including samples panel of typical paving, setts and other hard landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;*

***(d) Details of landscaping features and plant species to be incorporated within the eleventh floor terrace; and***

*(e) Details of lighting within the public realm, to include location, design, specification, fittings and fixtures; Thereafter the relevant part of the works shall be carried out in accordance with the details thus approved.*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 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.”*

To address condition 2, part d, Landscape and Design Statement, prepared by Applied Landscape and Willerby is submitted to satisfy the requirements of the condition. The design document is supported by the following plans:

- a Enhancement Proposal Masterplan KXC-S2-001-ALD852-L-90-0100 P02
- b Hard Landscape Layout KXC-S2-001-ALD852-L-90-0101 P01
- c Planting Plan Layout KXC-S2-001-ALD852-L-90-0401 P01
- d Enhancement Proposals Long Sections KXC-S2-001-ALD852-L-90-0601 04
- e Lighting Layout KXC-S2-001-ALD852-L-90-0301 P01

The Landscape and Design Statement outlines the proposed changes to the roof terrace and the rational for the updated design. The proposal seeks to ensure the space is high quality and the species selection is suitable for the roof terrace space. The design intention is to ensure the area can provide good amenity to the users to Building S2.

Details of plant specifics are included on pages 10 – 11 of the Landscaping and Design Document, with further detail provided on the Hard and Soft Planting Plans: Planting Plan Layout KXC-S2-001-ALD852-L-90-0401 P01, and Hard Landscape Layout KXC-S2-001-ALD852-L-90-0101 P01

Additional information is also provided on the proposed planters, lighting, water features and plant screening (see pages 13-16 of the Landscape and Design Statement).

Accordingly, the submitted information is considered sufficient for condition 2, part d, to be discharged.

### **Concluding Remarks**

We trust that the enclosed information provides you with the information to enable you to validate and determine the application as soon as possible. However, should you require any further information, please do not hesitate to contact myself or my colleague Stephanie Walker.

Yours sincerely



**Tara Johnson**  
Planner

Copy