

Application ref: 2019/5791/P
Contact: Kate Henry
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Date: 10 February 2020

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Stride Treglown Ltd
3 Cosser Street
Lambeth
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Building Q1
Handyside Street
King's Cross Central
London
N1C 4AL

Proposal:

Details required by condition 2 (external materials, details of all doors, windows, hard and soft landscaping, lighting) of Reserved Matters Approval reference 2017/7040/P dated 20/03/2018 (for: the erection of a three storey building for office, retail and assembly/leisure uses and public realm works to Wilberforce Street)

Drawing Nos: KXC-Q1-ZZ-001-A-STL-40-00101 C18, KXC-Q1-ZZ-001-A-STL-40-00102 C18, KXC-Q1-ZZ-001-A-STL-40-00103 C18, L33276 - D, 20227/2036/1300/01 D, KXC-Q1-00-001-A-STL-31-40007 C11, KXC-Q1-03-001-A-STL-31-44000 P34, KXC-Q1-ZZ-001-A-STL-21-31003 C15, KXC-Q1-ZZ-001-A-STL-21-31006 C15, KXC-Q1-ZZ-001-A-STL-21-31007 C15, KXC-Q1-ZZ-001-A-STL-21-31008 C15, KXC-Q1-ZZ-001-A-STL-21-31011 C15, KXC-Q1-ZZ-001-A-STL-21-31012 C15, KXC-Q1-ZZ-001-A-STL-21-31040 P82, KXC-Q1-ZZ-001-A-STL-31-40000 C11, KXC-Q1-ZZ-001-A-STL-31-40001 C11, KXC-Q1-ZZ-001-A-STL-31-40002 C11, KXC-Q1-ZZ-001-A-STL-31-40003 C11, KXC-Q1-ZZ-001-A-STL-31-40004 C11, KXC-Q1-ZZ-001-A-STL-31-40005 C11, KXC-Q1-ZZ-001-A-STL-40-00100, Materials Tracker ALD796_RP901, Cover letter dated 15/11/19

Informative(s):

- 1 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. Furthermore, the proposed benches, paving setts and hard/soft landscape finishes are considered to be of a high standard and appropriate in terms of their texture, colour and detailing, and would be in keeping with the palette of materials used across the wider Kings Cross Central Site. The submitted lighting details satisfactorily demonstrate that the external lighting luminance and design of fixtures will protect visual and residential amenity and will secure a safe and secure environment.

Given the above, the submitted details are considered sufficient to discharge condition 2 (parts a to e).

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, D2, A1, A2, and A3 of the Camden Local Plan 2017.

- 2 You are reminded that condition 3 of planning permission 2017/7040/P dated 20/03/2018 is outstanding and requires 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