

Application ref: 2019/6392/P
Contact: Patrick Marfleet
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Date: 25 February 2020

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Lichfields
14 Regents Wharf
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Building S2
Handyside Street
King's Cross
London
N1C 4UZ

Proposal: Details of landscaping features and plant species to be incorporated within the eleventh floor terrace required by condition 2 (d) of planning permission 2015/7094/P dated 29/02/2016 (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 and office accommodation at ground to ninth floors).

Drawing Nos: KXC-S2-001-ALD852-L-90-0601 04, KXC-S2-001-ALD852-L-90-0401 01, KXC-S2-001-ALD852-L-90-0301 P01, KXC-S2-001-ALD852-L-90-0101 P01, KXC-S2-001-ALD852-L-90-0100 02, Landscape Design Statement ref ALD-852, cover letter dated 23/12/2019.

Informative(s):

- 1 The proposed landscaping details for the 11th floor terrace of Building S2 were approved under application reference 2017/4849/P dated 29/11/2017. However, the tenant for the building now wishes to introduce a number of open sided pergola structures to the roof area along with more minor changes to the materials and finishes of the existing landscaped area.

The proposed pergolas will be made from natural hardwood, which would provide a structure for climbing plants and would provide a canopy for outdoor workspaces at the site. The proposed pergolas would be located on the existing terrace at 11th floor level and their overall size and scale, coupled with their location and set in from the edges of the roof, would ensure they are largely unseen from public view. Therefore, the proposals are not considered to have a significant impact on the architecture and appearance of the host building or the character of the surrounding area. Given the above, the submitted details are considered appropriate and sufficient to discharge condition 2d of application reference 2017/4849/P

The site's planning history has been taken into account in coming to this decision. The full impact of the proposed development has already been assessed.

As such, the details are in general accordance with 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.

- 2 You are reminded that conditions 2c and 2e of planning permission 2015/7094/P dated 29/02/2016 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer