

Application ref: 2020/2968/P
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Date: 20 September 2020

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Mr Ben Hopkins
1 Rawstorne Place
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EC1V 7NL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Building T2-T3
Development Zone T
Kings Cross Central
N1C 4BD

Proposal: Details of 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-HD454, KXC-T2-001-Y-FOC-21-HD453 1, KXC-T2-001-Y-FOC-21-EL452, KXC-T2-001-Y-FOC-21-EL209, KXC-T2-001-Y-FOC-21-DR008, KXC-T2-001-Y-FOC-21-DR007, KXC-T2-001-Y-FOC-21-DR005 1, KXC-T2-001-Y-FOC-21-DR002 2, Focchi sample 238, 268, 267, 101, KXC-T2-001-Y-FOC-21-VD472 1, KXC-T2-001-Y-FOC-21-TS01, KXC-T2-001-Y-FOC-21-TS020, WLL/2267/LMP/001, cover letter dated 03/07/2020

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

Informatives:

- 1 The detailed drawings of external materials and finishes, and the details of the ground floor external doors, revolving doors, access control pedestals and canopies 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 advised that all conditions relating to planning permission 2016/3195/P dated 23/01/2017 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 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 light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment