

Application ref: 2020/3803/P  
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Date: 14 October 2020

**Development Management**  
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Applied Landscape Design Ltd  
The Threshing Barn  
Bignell Park Barns  
OX26 1TD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Building S1**  
**Handyside Street off York Way**  
**King's Cross**  
**London N1**

Proposal:

Details required by condition 2e (level 10 roof terrace landscaping) of permission 2017/5204/P dated 27/10/2017 (Reserved matters relating to Building S1 within Development Zone S for erection of a 12 storey building, plus single level basement, with mixed office (B1), flexible office or leisure (B1 or D2) and retail uses (A1-A4) at ground floor, mixed office (B1) and flexible office or leisure uses (B1 or D2) at 1st & 2nd floor and office (B1) uses at 3rd-12th floor).

Drawing Nos: 0676\_BDG\_XX\_110\_DR\_A\_3033, ALD839\_MP001 05, ALD839\_ES601 04, ALD839\_PL002, 0676\_BDG\_XX\_110\_DR\_A\_5601, 0676\_BDG\_XX\_110\_DR\_A\_5600 T1, ALD839\_ES602 02, 0676\_2-10\_200703\_Finishes\_Schedule, KXC-S1-001-LALD839-90-0701 01, KXC-S1-001-LALD839-90-0702 01

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval-

The landscaping proposals are considered to be high quality and the species selection detailed in the submitted plans is considered to be suitable for the site. Furthermore, the plant species are considered to improve the biodiversity value of the building and would also improve the visual amenity of the site. The proposed pergola would be made from powder coated steel with a glazed roof, and would provide a canopy for outdoor workspaces at the site. The proposed pergola would be located on the approved terrace area at 10th floor level and its overall size and scale, coupled with its location and set in from the edges of the roof, would ensure it is largely unseen from public view. Similarly, the proposed decking and raised planters would not be seen from the public realm and would not harm the character and appearance of the area as a result.

Therefore, the proposals are not considered to have a significant impact on the 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 2e of application reference 2017/5204/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 policies D1, D2, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 3 of permission reference 2017/5204/P dated 27/10/2017 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  
Director of Economy, Regeneration and Investment