

Application ref: 2020/4558/P  
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Date: 2 November 2020

**Development Management**  
Regeneration and Planning  
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Architects  
Bell Phillips Architects  
305 Metropolitan Wharf  
70 Wapping Wall  
London  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Building R3 and Zone R Gardens**  
**Development Zone R**  
**King's Cross Central**  
**York Way**  
**London**

Proposal:

Part discharge of condition 2b (hard landscaping) of permission reference 2015/4819/P dated 13/11/2015 (Reserved matters relating to Building R3 and the Zone R Gardens within Development Zone R for erection of a part 8, part 11 storey building with 2 retail units at ground floor level (flexible class A1-A5) and 61 residential units (class C3). Associated cycle and car parking, refuse store, storage and plant areas provided within a single storey (shared) basement. New hard and soft landscaping to include a new area of public realm to the east of the building in the form of the Zone R Gardens; landscaping along the western façade of R3 connecting the Cubitt Park access route to the building and providing a shared surface loading bay; tertiary North and South routes connecting buildings within Zone R as well as Cubitt Park to the Zone R Gardens).

Drawing Nos: Bell Phillips Architects Doc ref: 0372/P01, Cover Letter dated 01/10/2020

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 The hard landscaping details required by condition 2b were discharged under permission reference 2017/4659/P. The current application now seeks to specifically discharge details of the Zone R Gardens central canopy structure approved under the original reserved matters application reference 2015/4819/P.

The proposed canopy would be a stainless steel structure comprising a series of narrow columns covered by decorative roof panels, and would provide an attractive and high quality focal point for the gardens. The proposals are considered acceptable in terms of their size and design and would make a positive contribution to the character and appearance of the surrounding area.

No objections have been received and the site's planning history has been taken into account in coming to this decision.

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 advised that all conditions relating to planning permission 2015/4819/P dated 13/11/2015 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



Daniel Pope  
Director of Economy, Regeneration and Investment