

Application ref: 2021/0177/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 17 February 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Etienne Sharp
MoreySmith Limited
24 Marshalsea Road
London SE1 1HF

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 11 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: PS553-MS-XX-L11-DR-I-2011, KXC-S1-001-L-ALD784-91-411 06

Informative(s):

- 1 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 tree planters would be located close to the main building elevation and their overall size and scale, coupled with their location and generous set in

from the edges of the roof, would ensure they are 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, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/5204/P dated 27/10/2017 (apart from condition 3 which is currently being assessed) 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer