

Application ref: 2021/0359/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 12 May 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

Argent LLP
4 Stable Street - Argent
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Kings Cross Central
Development Zone A
York Way
London
N1C 4BU**

Proposal:

Details pursuant to condition 6 (Hard and Soft Landscaping and balustrade details) of planning permission ref 2017/3133/P dated 16/08/2017 for "erection of 7-11 storey building for use as offices (Class B1) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level (Class A1) and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area."

Drawing Nos: KXC-A-001-X-SGB-3210-2012105-C03; KXC-A-001-X-SGB-3210-2022101-C03 - Upper Tray Balustrade; KXC-A-001-X-SGB-3210-5012108-C04; KXC-A-001-X-SGB-3210-2022103-C02 - Lower Tray Balustrade; KXC-A-001-A-BDP-21-51113-T03; KXC-A-001-A-BDP-21-51128-T03; KXC-A-001-A-BDP-21-51129-T03; KXC-A-001-A-BDP-24-50020-C04; KXC-A-001-A-BDP-24-50021-C02; KXC-A-001-A-BDP-24-50022-C03; KXC-A-001-A-BDP-24-50023-C02; KXC-A-001-A-BDP-24-57002-C01; KXC-A-001-A-BDP-24-57003-C01; KXC-A-001-A-BDP-27-50029-C01; KXC-A-

001-A-BDP-27-50030-T04; KXC-A-001-A-BDP-00-11202-T05; KXC-A-001-A-BDP-00-11203-T04; KXC-A-001-A-BDP-21-50155-T03; KXC-A-001-A-BDP-21-50156-C02; KXC-A-001-A-BDP-21-50157-C01; KXC-A-001-A-BDP-21-51107-C02; KXC-A-001-L-GIL-00-20104-T01; KXC-A-001-L-GIL-00-20301_C02; KXC-A-001-L-GIL-90-50015-C01; KXC-A-001-L-GIL-90-50016-C01; KXC-A-001-L-GIL-90-50017-C01; KXC-A-001-L-GIL-90-50018-C01; KXC-A-001-L-GIL-90-50020_T04; KXC-A-001-L-GIL-90-50021_T03; KXC-A-001-L-GIL-90-50022_T03; KXC-A-001-L-GIL-90-50030_T05; KXC-A-001-L-GIL-90-50035_T04; KXC-A-001-L-GIL-90-50040_T03; KXC-A-001-L-GIL-90-50041_T02; KXC-A-001-L-GIL-90-50042_T03; KXC-A-001-L-GIL-90-50043_T03; KXC-A-001-L-GIL-90-50044-T05; KXC-A-001-L-GIL-90-50046_T02; KXC-A-001-L-GIL-90-50047-T05; KXC-A-001-L-GIL-90-50048_T02; KXC-A-001-L-GIL-90-50049-T05; KXC-A-001-L-GIL-90-50050-T01; KXC-A-001-L-GIL-90-50051_T03; KXC-A-001-L-GIL-90-50054-C01; KXC-A-001-L-GIL-90-50055-T05; KXC-A-001-L-GIL-90-50056-T05; KXC-A-001-L-GIL-90-50057-T03; KXC-A-001-L-GIL-90-50058_T02; KXC-A-001-L-GIL-90-50059_T02; KXC-A-001-L-GIL-90-50060-T04; KXC-A-001-L-GIL-90-50061-T04; KXC-A-001-L-GIL-90-50062-T04; KXC-A-001-L-GIL-90-50063_T03; KXC-A-001-L-GIL-90-50064_T04; KXC-A-001-L-GIL-90-50067_T01; KXC-A-001-L-GIL-90-50068-T01; KXC-A-001-L-GIL-90-50080-T04; KXC-A-001-L-GIL-90-50090-T03; KXC-A-001-L-GIL-90-50091_T01; KXC-A-001-L-GIL-90-50093_T03; KXC-A-001-L-GIL-91-11201-T07; KXC-A-001-L-GIL-91-11202_C01; KXC-A-001-L-GIL-91-11203_C01; KXC-A-001-L-GIL-91-SH004_C02; KXC-A-001-L-GIL-00-11201-T09; KXC-A-001-L-GIL-00-11202_T03; KXC-A-001-L-GIL-00-11206-T03; KXC-A-001-L-GIL-00-11207_C01; KXC-A-001-L-GIL-00-11211-T06; KXC-A-001-L-GIL-00-11212-T05; KXC-A-001-L-GIL-00-11213-T05; KXC-A-001-L-GIL-00-11214-T05; KXC-A-001-L-GIL-00-11215-C01; KXC-A-001-L-GIL-00-11221-T07; KXC-A-001-L-GIL-00-11222-T06; KXC-A-001-L-GIL-00-11223-T05; KXC-A-001-L-GIL-00-11224_C01; KXC-A-001-L-GIL-00-11225_C02; KXC-A-001-L-GIL-00-11241-T06; KXC-A-001-L-GIL-00-11242-T04; KXC-A-001-L-GIL-00-11243-T05; KXC-A-001-L-GIL-00-11244-T06; KXC-A-001-L-GIL-00-11245-C01; KXC-A-001-L-GIL-00-11252_C02; KXC-A-001-L-GIL-00-11253_C02; KXC-A-001-L-GIL-00-11254_C02; KXC-A-001-L-GIL-00-11255_C03; KXC-A-001-L-GIL-00-11261_C01; KXC-A-001-L-GIL-00-11262_C01; KXC-A-001-L-GIL-00-20001-T03; KXC-A-001-L-GIL-00-20002-T05; KXC-A-001-L-GIL-00-20004-T03; KXC-A-001-L-GIL-00-20005-T03; KXC-A-001-L-GIL-00-20006_C02; KXC-A-001-L-GIL-00-20007_C02; KXC-A-001-L-GIL-00-20008-C01; KXC-A-001-L-GIL-00-20009-C01; KXC-A-001-L-GIL-00-20020_T02; KXC-A-001-L-GIL-00-20021-T04; KXC-A-001-L-GIL-00-20022-C01; KXC-A-001-L-GIL-00-20040-C01; KXC-A-001-L-GIL-00-20041_T02; KXC-A-001-L-GIL-00-20042_T02; KXC-A-001-L-GIL-00-20043-T05; KXC-A-001-L-GIL-00-20044_T02; KXC-A-001-L-GIL-00-20045-T05; KXC-A-001-L-GIL-00-20046_T03; KXC-A-001-L-GIL-00-20048-C01; KXC-A-001-L-GIL-00-20049-C01; KXC-A-001-L-GIL-00-20050-C01; KXC-A-001-L-GIL-00-20051-C01; KXC-A-001-L-GIL-00-20060_T01; KXC-A-001-L-GIL-00-20101-T01; KXC-A-001-L-GIL-00-20102-T01; KXC-A-001-L-GIL-91-11204_C01; KXC-A-001-L-GIL-91-11205_C

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

Informative(s):

1 Reasons for granting approval:

Condition 6 requires details of the hard and soft landscaping, balustrade details and maintenance details to ensure that they are retained and maintained in

perpetuity. A very important aspect of the overall development is the accessible landscaped roof. A Landscaping Report and Landscaping Drawings have been submitted in support of the application. The proposed landscaping is of exceptionally high quality and welcomed. There is a wide variety and broad range of trees and plants, including an unprecedented number of 234 trees, and the detail has been well considered. The proposed details will enhance the biodiversity of the site as well as the wider area. A maintenance plan has been submitted and is considered to be sustainable and achievable. The balustrade details are considered to be well designed and suitable.

The Council's Tree and Landscape Officer has reviewed the submitted information and considers the detail to be acceptable to discharge the conditions.

The full impact of the proposed development has previously been assessed.

As such, the proposal is in general accordance with policies CC1, CC2, CC3, D1, D2, A2 and A3 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 2 You are advised that condition 1 (parts a and b) and condition 2 have been submitted and are currently being assessed. You are reminded that condition 1 (part c) and condition 5 of planning permission 2017/3133/P dated 16/08/2017 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 light blue rectangular background.

Daniel Pope
Chief Planning Officer