

Application ref: 2021/1375/P
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Date: 13 May 2021

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Argent (On behalf of Google)
Kings Cross Central, Development Zo
London
N1C 4BU
UK

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 of Condition 1 (Materials) in relation to 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-A-BDP-XX-RPXXX- Planning Material Presentation; Typical façade details pack for roof plane and workspace façade units.

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

Informative(s):

1 Reasons for granting approval:

Condition 1 parts a and b requires details of the Materials including all windows (including jambs, head and cill), ventilation grills, external doors and gates and facing materials for the building. A full pack of detailed drawings and a presentation pack of the proposed materials has been submitted. These include visuals and photographs of the mockups which have been prepared. Concern was raised at planning stage of the aging of the timber mullions proposed. However, further work has been carried out and an aging process has been tested. Design officers have assessed the submitted information and find the details acceptable in form as they relate to the details which were approved in the original application. The detail is sought to be well considered and suitable for the scheme. Part c of the condition still requires further detail to be discharged.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposal is in general accordance with policies 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 2 has been submitted and is currently being assessed. You are reminded that condition 1 (part c) and condition 5 of planning permission 2017/3133/P dated 16/08/2107 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



Daniel Pope
Chief Planning Officer