

Application ref: 2022/1226/P
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Mr Ignacio Rodriguez
S3 Project Office
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Building S3
King's Cross Central
London
York Way
N1C 4AB

Proposal: Details required by condition 2c (public realm landscaping) and 2e (public realm lighting) of reserved matters approval 2019/5379/P dated 13/02/2021 (for the erection of an 11 storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated public realm works).

Drawing Nos: 20227/1127/700/01 B, Building S3 - Zone S Public Realm, King's Cross, London/Employer's Requirements Stage 3 Report 28/02/20, LD716 P02, BAMSE TSE 053_iss1_rev0, BAMSE TSE 054_iss2_rev1, BAMSE TSE 055_iss2_rev1, BAMSE TSE 056_iss1_rev0, BAMSE-TS - E 048_iss1_rev0, BAMSE-TS - E 049_iss2_rev1, KXC-S3-001-E-SE5040-63-1GF_iss3_revC02, MEP E 035 - X3 X3E Type Whitecroft - Status A_iss1_rev1 (1), MEP E 036 - X4E Luminaire - Status A_iss1_rev0, MEP E 040 - XA Luminaire - Status A_iss1_rev0, MEP E 041 - XB1 Type Fagerhult - Status A_iss1_rev1, MEP E 42 - XB2 Type Fagerhult -Status A_iss1_rev1, MEP E 043 - XC Luminaire - Status A_iss1_rev0, 10827B-RP-001 - Public realm lighting strategy, 20227_1127_700_01B - proposed pavement finishes layout

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

Informative(s):

1 Reasons for granting

Condition 2 (c) requires details of all public realm soft landscaping to be submitted and approved. However, officers note that there is no soft landscaping proposed within the public realm boundary of S3. Therefore, for the purposes of this application, condition 2c can be considered discharged. The hard landscaping details for the public realm have already been approved under ref 2021/3963/P.

Condition 2 (e) requires details of the public realm lighting including location, specification and design, to be submitted and approved. The submitted lighting details satisfactorily demonstrate that the external lighting luminance and design of fixtures will protect visual and residential amenity and will secure a safe and secure environment. The details submitted are therefore considered sufficient to discharge the condition.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision. As such, the details are in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2(d), 5 and 7 of planning permission 2019/5379/P dated 13/02/2021 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 2021.

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