

Application ref: 2022/2114/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 22 July 2022

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

Mr Ignacio Rodriguez
Building S3
King's Cross Central
York Way
London
N1C 4AB

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 6 (details of service route) 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: ALD854_LD704revP02-GraniteSetts-Type2, ALD854_LD703revP02-GraniteSetts-Type1, ALD854_LD702revP02-YorkstonePaving-Type2, 220421 ALL VL Technical Design Interim Presentation, 2011(SK)0214_Laneway cladding Discharge of planning condition 6, KXC-S3-001-Y-JBS-63-850GF_iss1_revA_Optimized, KXC-S3-001-Y-FCI-21-ZZ069_iss2_rev01, KXC-S3-001-Y-FCI-21-1153M1_iss3_rev02, KXC-S3-001-Y-EMT-21-6501GF_iss1_rev00 (1), KXC-S3-001-Y-EMT-21-6500GF_iss1_rev00 (1), KXC-S3-001-A-2011-21-443_iss3_rev03, KXC-S3-001-A-2011-21-2301_03, KXC-S3-001-A-2011-21-2101_02, KXC-S3-001-A-2011-21-436_iss1_rev01, ALD854_MP010-GA-Planning, ALD854_LD732revP03-S3-PR-interface-details-sheet2, ALD854_LD718revP02-Chilton-Ln-stretcher-course, ALD854_LD711revP02-CD-FlushKerb

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

Informative(s):

- 1 Condition 6 requires full details of the design of the servicing route through the building (Chilton Lane), including the road surfacing and facing materials for the walls / roof, to be submitted and approved.

The proposals for the walls of the tunnel include the installation of geometric tiles, which would be interspersed with light fittings that would change colour and luminance to provide a dappled effect that would provide an interesting experience for pedestrians and vehicles moving through the tunnel. The proposed granite setts for the surface of the tunnel would be similar to those used more widely across the Kings Cross Central estate and are considered acceptable in terms of their appearance. The submitted details have been reviewed by the Council's Urban Design Team who are satisfied with their quality and the positive impact they will have on the appearance of the site.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and surrounding area.

As such, the details are in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 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 faint, light blue rectangular background.

Daniel Pope
Chief Planning Officer