

Application ref: 2022/2500/P
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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
York Way
N1C 4AB

Proposal:

Details required by condition 2a (materials) and 2d (terrace landscaping) of reserved matters approval 2019/5379/P dated 13/02/2021 (for the erection of an 11 storey building for office use with restaurant use and flexible retail, business, non-residential institutions and assembly and leisure uses at ground floor level and associated public realm works).

Drawing Nos: 2011(SK)0218_Discharge of Planning condition2A (remaining area)

Scope and Finishes, Door PPC finish sample sheet, Kings Cross Argent S3 Terrace Planter Proposal 22 November 2021, KXC-S3-001-A-2011-21-550_03, KXC-S3-001-A-2011-21-551_04, KXC-S3-001-A-2011-21-559_01, KXC-S3-001-L-ALD-91-10ZZ1_iss1_revP00, KXC-S3-001-L-ALD-91-11ZZ-GA-planning, KXC-S3-001-L-ALD-91-116-GA-planning, KXC-S3-001-L-ALD-91-530-plantercolours-planning, KXC-S3-001-L-ALD-91-542-balustrade-planning, KXC-S3-001-L-ALD-91-550-treeplanter-planning, KXC-S3-001-L-ALD-91-551-plantersBandC-planning, KXC-S3-001-L-ALD-91-552-plantersDandE-planning, KXC-S3-001-L-ALD-91-700_iss1_revP00, KXC-S3-001-L-ALD-91-1061_iss1_revP00, KXC-S3-001-Y-FCI-21-3158GF_iss2_rev01, KXC-S3-001-Y-FCI-21-4201XX_iss3_rev02, KXC-S3-001-Y-FCI-21-6201GF_iss3_rev02, KXC-S3-001-Y-FCI-21-6202GF_iss3_rev02, KXC-S3-001-Y-FCI-21-6203GF_iss3_rev02, KXC-S3-001-Y-FCI-21-6204GF_iss3_rev02, KXC-S3-001-Y-FCI-21-6602GF_iss3_rev02, KXC-S3-001-Y-FCI-21-6603GF_iss3_rev02, KXC-S3-001-Y-FCI-21-6604GF_iss3_rev02, KXC-S3-001-Y-FCI-21-660101_iss3_rev02, KXC-S3-001-

Y-FCI-21-ZZ021_iss2_rev01, KXC-S3-001-Y-FCI-21-ZZ080_iss2_rev01, KXC-S3-001-Y-RCF-91-ZZ001_iss1_rev0, KXC-S3-001-Y-RCF-91-ZZ002_iss1_rev0, KXC-S3-001-Y-RCF-91-ZZ003_iss1_rev0, KXC-S3-001-Y-RCF-91-ZZ004_iss1_rev0, KXC-S3-001-Y-RCF-91-ZZ005_iss1_rev0, KXC-S3-001-Y-RCF-91-ZZ006_iss1_rev0, KXC-S3-001-Y-RCF-91-ZZ007_iss1_rev0, S450-69620-2936, S450-69620-2949

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

Informative(s):

1 Reasons for granting approval-

The majority of the proposed external materials for the building were approved under application 2021/5501/P. The current application seeks approval for the curtain wall finishes to the oriel bay windows on the southern and eastern elevations, and the finishes to the entrance doors and service loading bay. The proposed external materials and finishes are considered to be of a high standard and appropriate in terms of their texture, colour and detailing and would be in accordance with the design details approved under the original application. Condition 2 (a) can therefore be discharged.

The terrace 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. The proposed planters would generally be located close to the main building elevations and their overall size and scale, coupled with their location and setback from the edges of the roof, would ensure they are largely unseen from public view.

Given the above, the submitted details are considered appropriate and sufficient to discharge conditions 2a and 2d of permission reference 2019/5379/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 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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer