

Application ref: 2022/4441/P  
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Date: 17 February 2023

**Development Management**  
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Applied Landscape Design  
Falcon House  
Telford Road  
Bicester  
OX26 4LD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Kings Cross Central**  
**Plot S5**  
**York Way**  
**London**  
**N1C 4DB**

Proposal: Details required to discharge condition 2b and 2c (public realm hard and soft landscaping) of permission reference 2018/4813/P dated 20/12/2018 (Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works).

Drawing Nos: ALD846\_RP902\_revP01, ALD846\_RP901\_revP01

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

Informative(s):

- 1 The proposed paving setts and hard landscape finishes are considered to be of a high standard and appropriate in terms of their texture, colour and detailing, and would be in keeping with the palette of materials used across the wider Kings Cross Central Site. Similarly, the proposed Sheffield cycle parking stands and timber benches match those used across the Kings Cross Central site and are thus considered acceptable in design terms. Officers note that the granite paving blocks proposed for North Square have not been used elsewhere on

the estate. Nevertheless, they are considered a high quality material that is befitting for the site. Similarly, the proposed soft landscaping works and tree species are considered appropriate for the site in terms of their height and crown spread and are thus acceptable. As such, conditions 2b and 2c can be discharged.

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, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

2 Conditions 2e and 3 are submitted and currently under consideration.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer