

Application ref: 2023/0447/P
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Joshua Steer
Argent (King's Cross) Ltd
4 Stable Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Building S5
King's Cross Central
York Way
London**

Proposal: Non-material amendments to reserved matters application 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, namely to replace the perforated ground floor metal screens on the east and west elevation with horizontal louvered screens.

Drawing Nos: Superseded: KXC-S5-A-ABA2433-20-302 PL-Rev_1, KXC-S5-A-ABA2433-20-305 PL-Rev_1, KXC-S5-A-ABA2433-21-503 PL-Rev_1

Proposed: KXC-S5-A-ABA2433-20-302 PL-Rev_2, KXC-S5-A-ABA2433-20-305 PL-Rev_2, KXC-S5-A-ABA2433-21-503 PL-Rev_2

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.1 of planning permission 2018/4813/P dated 20/12/2018. shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans: (KXC-S5-A-ABA) 2433-10-001 PL01, 2433-10-002 PL01, 2433-20-1B1 PL01, 2433-20-1GF PL01, 2433-20-1M1, PL01, 2433-20-101 PL01, 2433-20-102 PL01, 2433-20-103 PL01, 2433-20-104, PL01, 2433-20-105 PL01, 2433-20-106 PL01, 2433-20-107 PL01, 2433-20-108, PL01, 2433-20-109 PL01, 2433-20-110 PL01, 2433-20-111 PL01, 2433-20-112 PL01, 2433-20-113 PL01, 2433-20-114 PL01, 2433-20-115 PL01, 2433-20-116 PL01, 2433-20-201 PL01, 2433-20-202 PL01, 2433-20-203, PL01, 2433-20-204 PL01, 2433-20-205 PL01, 2433-20-301 PL01, 2433-20-302 PL02, 2433-20-303 PL01, 2433-20-304 PL01, 2433-20-305 PL02, 2433-20-306 PL01, 2433-20-307 PL01, 2433-20-308 PL01, 2433-21-501 PL01, 2433-21-502 PL01, 2433-21-503 PL02, 2433-21-504 PL01, 2433-21-505 PL01, 2433-21-506 PL01, 2433-21-508 PL01, 2433-21-509 PL01, 2433-21-512 PL01, 2433-21-513 PL01, 2433-21-514 PL01, 2433-21-515 PL01. (KXC-S5-XXX-L-BHSL) 613-20-000, 613-90-001, 613-90-002, 613-90-003, 613-91-004, 613-91-005, 613-91-006, 613-90-501, 613-90-502, 613-90-503, 613-90-504, 613-90-505, 613-90-506, 613-90-507, 613-90-508.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval

The current application seeks to make some minor alterations to the development originally approved under ref 2018/4813/P (Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3). The proposed changes seek to replace the approved perforated metal screens for the life safety generator bay and substation entrance on the east and west elevations with horizontal louvered screens of matching champagne colour.

The proposed alterations are considered minor changes that would not harm the architectural integrity of the approved development. Further, the altered screens would be located on the side elevations of the building and would not be readily visible in long or short views of the building to the north and south. As such, the proposed amendments are considered acceptable.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission ref 2018/4813/P dated 20/12/2018. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission 2018/4813/P dated 20/12/2018 and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light-grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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