

Edward Hodgson
Regeneration and Planning
London Borough of Camden
5, Pancras Square
N1C 4AG
London

15 December 2023

Dear Edward,

2 Beaconsfield Street, Kings Cross, London
APPLICATION FOR NON MATERIAL AMENDMENT TO PLANNING PERMISSION REF.
2023/2067/P UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for a non material amendment to planning permission ref 2023/2067/P which was approved in August 2023. The submission comprises:

- This covering letter;
- Design Statement, prepared by the scheme architect Material Cultures;
- Approved drawings (for information only);
- Relevant amended drawings submitted for approval; and
- Signed and dated application form.

Planning permission (ref. 2023/2067/P) was granted on 2 August 2023 for:

"Use of the building for workspace, workshop, gallery and exhibition space (Sui Generis) and associated external works including the installation of a new awning to front."

Following further investigations on-site and detailed design work, there are a series of non-material changes proposed to the approved external works, principally to the shopfront elevation. There would be no change to the approved use of the building.

The proposed changes are as follows:

- Removal of the approved ventilation ducting above the left hand 'lobby' entrance, and replacement with fluted glass to match the area above the main (right hand) shopfront;
- Insertion of two discreet ventilation grilles to the north (side) elevation;
- Removal of the approved brick matching to the small upstand beneath the main shopfront, which would be painted to match the brick colour instead;
- Lowering of the height of the transom across the shopfront and lobby entrance by 100mm;
- Alteration to the colour of the awning arm from dark blue to anthracite grey.

Each of these changes are detailed further in the submitted Design Statement, which includes updated visuals of the main shopfront for comparison purposes.

It is considered that the changes are positive and serve to improve the aesthetic appearance of the main shopfront elevation over and above that of the original planning permission. The proposals would therefore further enhance the architectural appeal of the building and its presence within the streetscene.

These proposals have been discussed with officers at the London Borough of Camden and with colleagues here at Argent.

The proposed amendments within this submission do not alter the concept or principles of the approved scheme and are considered non-material. Accordingly, this application seeks approval of these changes under Section 96A of the Town and Country Planning Act.

Condition 2 of the planning permission (ref. 2023/2067/P) sets out the approved drawings of the originally approved scheme. The drawings alterations required to this condition are set out within Appendix 1 of this letter.

We trust you have sufficient information to validate and determine this application. If you have any queries or require any further information, please do not hesitate to contact me.

Yours Sincerely,

Doug Beasley

Planning Manager

Appendix 1 Drawing Schedule

NB Drawings are listed in the order noted on the original planning permission decision notice (ref. 2023/2067/P)) and Condition 2

Drawing	As Approved drawing reference	As Proposed drawing reference
Proposed Shopfront Detailed Elevation	2305-S1302	2305-S1302 Rev A
Proposed Elevations	2305-S1301	2305-S1301 Rev A
Proposed Section AA	2305-S1201	2305-S1201 Rev A
Proposed First Floor	2305-S1102	No change
Proposed Ground Floor	2305-S1101	2305-S1101 Rev A
Existing Elevations	2305-S0301	2305-S0301 Rev A
Existing Section AA	2305-S0201	2305-S0201 Rev A
Existing First Floor	2305-S0102	No change
Existing Ground Floor	2305-S0101	No change
Existing Site Plan	2305-S0002	No change
Existing Location Plan	2305-S0001	No change
	Design and Access Statement	Design and Access Statement and Design Statement Addendum