

Application ref: 2023/5260/P  
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Date: 11 January 2024

**Development Management**  
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KCCGPL  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Tile House**  
**Beaconsfield Street**  
**Kings Cross Central**  
**N1C 4AD**  
**London**

Proposal: Amendments to planning permission ref. 2023/2067/P dated 02/08/2023 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), namely, changes to ducting and grilles, upstand materials, transom height and awning colour

Drawing Nos:

Superseded Plans: 2305-S0301, 2305-S1101, 2305-S1201, 2305-S1301, 2305-S1302, 2305-S0201

Proposed Plans:

2305-S1302 A, 2305-S1301 A, 2305-S1201 A, 2305-S1102,  
2305-S1101 A, 2305-S0301 A, 2305-S0201 A, 2305-S0102, 2305-S0101,  
2305-S0002, 2305-S0001, Design and Access Statement

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 2 of planning permission 2023/2067/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

2305-S1302 A, 2305-S1301 A, 2305-S1201 A, 2305-S1102,  
2305-S1101 A, 2305-S0301 A, 2305-S0201 A, 2305-S0102, 2305-S0101,  
2305-S0002, 2305-S0001, Design and Access Statement

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

Informative(s):

1 Reason for granting approval:

This non-material amendment application seeks to make minor alterations to the previously approved ground floor elevations.

On the front elevation, the metal louvre above the lefthand side entrance would be replaced with fluted glass following changes to the ventilation strategy of the building. In addition, the transom in the shopfront and the lobby would be lowered by approx. 0.1m, and the concrete upstand would be retained instead of the previously approved brick upstand. The awning was previously approved dark blue in colour – this would be amended to be anthracite grey. These are considered to be minor alterations that would not detract from the overall appearance of the host building.

On the side elevations, four aluminium louvres would be installed. Given their limited scale and siting on the side, they would not have a material impact on the appearance of the host building and are thus considered acceptable.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 02/08/2023 under ref. 2023/2067/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

As such, the proposed development is in general accordance with policy A1, D1, D3, H1, E1 and E2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 02/08/2023 under ref. 2023/2067/P 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 2023.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer

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