

Application ref: 2024/4254/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 6 November 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Development Zone A
King's Cross Central
York Way
London

Proposal: Amendments to planning permission ref. 2022/1528/P dated 25/07/2022 for: (Reserved matters in relation to Zone A for revisions to the ground floor frontage and minor alterations to the previously approved application reference 2017/3133/P dated 16/08/2017 for erection of 7-11 storey building for use as offices (Class E) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area) Namely, replacement of glazing and door with louvres at ground floor east elevation

Drawing Nos: Superseded Plans:

KXC-HS-XX-GP-PL-5-13-000 Rev.P01, KXC-HS-XX-XX-EL-T-23-0002 Rev P01, KXC-HS-XX-XX-EL-T-23-0023 Rev.P01

Proposed Plans:

KXC-A-001-A-PWA-01-00000 Rev.P00, KXC-A-001-A-PWA-01-00001 Rev.P00, KXC-A-001-A-PWA-01-00002 Rev.P00, KXC-A-001-A-PWA-01-00003 Rev.P00, KXC-A-001-A-PWA-01-00004 Rev.P00

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, the approved plans of reserved matters application 2022/1528/P shall now be:

Drawing Nos: KXC-A-001-L-GIL-00-11254_C02.pdf; KXC-A-001-L-GIL-00-11255_C03.pdf; KXC-A-001-L-GIL-00-11261_C01.pdf; KXC-A-001-L-GIL-00-11262_C01.pdf; KXC-A-001-L-GIL-00-20001-T03.pdf; KXC-A-001-L-GIL-00-20002-T05.pdf; KXC-A-001-L-GIL-00-20004-T03.pdf; KXC-A-001-L-GIL-00-20005-T03.pdf; KXC-A-001-L-GIL-00-20006_C02.pdf; KXC-A-001-L-GIL-00-20007_C02.pdf; KXC-A-001-L-GIL-00-20008-C01.pdf; KXC-A-001-L-GIL-00-20009-C01.pdf; KXC-A-001-L-GIL-00-20020_T02.pdf; KXC-A-001-L-GIL-00-20021-T04.pdf; KXC-A-001-L-GIL-00-20022-C01.pdf; KXC-A-001-L-GIL-00-20040-C01.pdf; KXC-A-001-L-GIL-00-20041_T02.pdf; KXC-A-001-L-GIL-00-20042_T02.pdf; KXC-A-001-L-GIL-00-20043-T05.pdf; KXC-A-001-L-GIL-00-20044_T02.pdf; KXC-A-001-L-GIL-00-20045-T05.pdf; KXC-A-001-L-GIL-00-20046_T03.pdf; KXC-A-001-L-GIL-00-20048-C01.pdf; KXC-A-001-L-GIL-00-20049-C01.pdf; KXC-A-001-L-GIL-00-20050-C01.pdf; KXC-A-001-L-GIL-00-20051-C01.pdf; KXC-A-001-L-GIL-00-20060_T01.pdf; KXC-A-001-L-GIL-00-20101-T01.pdf; KXC-A-001-L-GIL-00-20102-T01.pdf; KXC-A-001-L-GIL-00-20104-T01.pdf; KXC-A-001-L-GIL-00-20301_C02.pdf; KXC-A-001-L-GIL-90-50015-C01.pdf; KXC-A-001-L-GIL-90-50016-C01.pdf; KXC-A-001-L-GIL-90-50017-C01.pdf; KXC-A-001-L-GIL-90-50018-C01.pdf; KXC-A-001-L-GIL-90-50020_T04.pdf; KXC-A-001-L-GIL-90-50021_T03.pdf; KXC-A-001-L-GIL-90-50022_T03.pdf; KXC-A-001-L-GIL-90-50030_T05.pdf; KXC-A-001-L-GIL-90-50035_T04.pdf; KXC-A-001-L-GIL-90-50040_T03.pdf; KXC-A-001-L-GIL-90-50041_T02.pdf; KXC-A-001-L-GIL-90-50042_T03.pdf; KXC-A-001-L-GIL-90-50043_T03.pdf; KXC-A-001-L-GIL-90-50044-T05.pdf; KXC-A-001-L-GIL-90-50046_T02.pdf; KXC-A-001-L-GIL-90-50047-T05.pdf; KXC-A-001-L-GIL-90-50048_T02.pdf; KXC-A-001-L-GIL-90-50049-T05.pdf; KXC-A-001-L-GIL-90-50050-T01.pdf; KXC-A-001-L-GIL-90-50051_T03.pdf; KXC-A-001-L-G-90-50054-C01.pdf; KXC-A-001-L-GIL-90-50055-T05.pdf; KXC-A-001-L-GIL-90-50056 T05.pdf; KXC-A-001-L-GIL-90-50057-T03.pdf; KXC-A-001-L-GIL-90-50058_T02.pdf; KXC-A-001-L-GIL-90-50059_T02.pdf; KXC-A-001-L-GIL-90-50060-T04.pdf; KXC-A-001-L-GIL-90-50061-T04.pdf; KXC-A-001-L-GIL-90-50062-T04.pdf; KXC-A-001-L-GI 90-50063_T03.pdf; KXC-A-001-L-GIL-90-50064_T04.pdf; KXC-A-001-L-GIL-90-50067_T01.pdf; KXC-A-001-L-GIL-90-50068-T01.pdf; KXC-A-001-L-GIL-90-50080-T04.pdf; KXC-A-001-L-GIL-90-50090-T03.pdf; KXC-A-001-L-GIL-90-50091_T01.pdf; KXC-A-001-L-GIL-90-50093_T03.pdf; KXC-A-001-L-GIL-91-11201-T07.pdf; KXC-A-001-L-GIL-91-11202_C01.pdf; KXC-A-001-L-GIL-91-11203_C01.pdf; KXC-A-001-A-BDP-27-50030-T04.pdf; KXC-A-001-A-BDP-00-11202-T05.pdf; KXC-A-001-A-BDP-011203-T04.pdf; KXC-A-001-A-BDP-21-50155-T03.pdf; KXC-A-001-A-BDP-21-50156 C02.pdf; KXC-A-001-A-BDP-21-50157-C01.pdf; KXC-A-001-A-BDP-21-51107-C02.p, KXC-A-001-A-BDP-21-51113-T03.pdf; KXC-A-001-A-BDP-21-51128-T03.pdf; KXC-A 001-A-BDP-21-51129-T03.pdf; KXC-A-001-A-BDP-24-50020-C04.pdf; KXC-A-001-A BDP-24-50021-C02.pdf; KXC-A-001-A-BDP-24-

50022-C03.pdf; KXC-A-001-A-BDP-24-50023-C02.pdf; KXC-A-001-A-BDP-24-57002-C01.pdf; KXC-A-001-A-BDP-24-57003-C01.pdf; KXC-A-001-A-BDP-27-50029-C01.pdf; KXC-A-001-X-SGB-3210-2012105-C03.pdf; KXC-A-001-X-SGB-3210-2022101-C03 - Upper Tray Balustrade.pdf; KXC-A-001-X-SGB-3210-5012108-C04.pdf; KXC-A-001-X-SGB-3210 2022103-C02 - Lower Tray Balustrade.pdf; KXC-A-001-L-GIL-91-50000_C01; KXC-A-001-L-GIL-00-11213_C03; KXC-A-001-L-GIL-90-50001 C01; KXC-A-001-L-GIL-90-50040-C01;KXC-A-001-L-GIL-90-50041-C01; KXC-A-001-L-GIL-90-50050-C01;KXC-A-001-L-GIL-90-50051-C02; KXC-A-001-L-GIL-90-50060-C01; KXC-A-001 L-GIL-91-00011-T03; KXC-GIL-XX-GF-DR-L-1102 P01; KXC-A-001-L-GIL-91-11204 C01; KXC-A-001-L-GIL-91-11205-C01; KXC-A-001-L-GIL-91-11206-C02; KXC-A-001 L-GIL-91-11225-C02; KXC-A-001-L-GIL-91-50010-P00; KXC-A-001-L-GIL-91-50020 C01; KXC-A-001-L-GIL-91-50021-C01; KXC-A-001-L-GIL-91-SH003; KXC-A-001-L-GIL-91-SH004; KXC-GIL-XX-GF-DR-L-1300 P01; KXC-GIL-XX-GF-DR-L-1301 P01; KXC-GIL-XX-GF-DR-L-1302 P01; Proposed: Site Location Plan; KXC-HS-XX-XX-DR T-10-0000 Rev P01; KXC-A-001-A-BDP-XX-RPXXX; KXC-A-001-J-BDP 63 SH002_C01_PLANNING; KXC-A-001-J-BDP-63-00001-T02_PLANNING; KXC-A-001 J-BDP-63-00002-T02_PLANNING; KXC-A-001-J-BDP-63-11205-T02_PLANNING; KXC-A-001-J-BDP-63-11206-T02_PLANNING; KXC-A-001-J-BDP-63-11207-T02_PLANNING;KXC-A-001-J-BDP-63-11208-T02_PLANNING; KXC-A-001-J-BDP 63-11201-T02_PLANNING; KXC-A-001-J-BDP-63-11202-T02_PLANNING; KXC-A-001-J-BDP-63-11203-T02_PLANNING; KXC-A-001-J-BDP-63-11204-T02_PLANNING; KXC-A-001-L-GIL-00-11207 Rev C01; KXC-A-001-L-GIL-00-20100 Rev C01; Roof Service Area Bird Box View; KXC-A-001-X-GTR-3250-2120000-C05;KXC-A-001-X-GTR-3250-2120000-C06; KXC-A-001-X-GTR-3250-2120000-C07; Landscaping Report - KXC-A-001-L-GIL-00-RP006_T01; KXC-A-001-L-GIL-91-11204_C01.pdf; KXC-A-001-L-GIL-91-11205_C01.pdf; KXC-A-001-L-GIL-91-11206_C02.pdf; KXC-A-001-L-GIL-91-11211_C01.pdf; o KXC-A-001-L-GIL-91-11212_C01.pdf; KXC-A-001-L-GIL-91-11213_C01.pdf; KXC-A-001-L-GIL-91-11214_C01.pdf; KXC-A-001-L-GIL-91-11215_C02.pdf; KXC-A-001-L-GIL-91-11225_C02.pdf; KXC-A-001-L-GIL-91-11235-C01.pdf; KXC-A-001-L-GIL-91-50020_T04.pdf; KXC-A-001-L-GIL-91-50021-C01.pdf; KXC-A-001-L-GIL-91-50022-T04.pdf; KXC-A-001-L-GIL-91-SH004_C02.pdf; KXC-A-001-L-GIL-00-11201-T09.pdf; KXC-A-001-L-GIL-00-11202_T03.pdf; KXC-A-001-L-GIL-00-11206-T03.pdf;KXC-A-001-L-GIL-00-11207_C01.pdf; KXC-A-001-L-GIL-00-11211-T06.pdf; KXC-A-001-L-GIL-00-11212-T05.pdf; KXC-A-001-L-GIL-00-11213-T05.pdf; KXC-A-001-L-GIL-00-11214-T05.pdf; KXC-A-001-L-GIL-00-11215-C01.pdf; KXC-A-001-L-GIL-00-11221-T07.pdf; KXC-A-001-L-GIL-00-11222-T06.pdf; KXC-A-001-L-GIL-00-11223-T05.pdf; KXC-A-001-L-GIL-00-11224_C01.pdf; KXC-A-001-L-GIL-00-11225_C02.pdf; KXC-A-001-L-GIL-00-11241-T06.pdf; KXC-A-001-L-GIL-00-11242-T04.pdf; KXC-A-001-L-GIL-00-11243-T05.pdf; KXC-A-001-L-GIL-00-11244-T06.pdf; KXC-A-001-L-GIL-00-11245-C01.pdf; KXC-A-001-L-GIL-00-11252_C02.pdf; KXC-A-001-L-GIL-00-11253_C02.pdf; KXC-HS-XX-MZ-PL-T-13-0000 P01; KXC-HS-XX-B2-PL-T-13-0000 P01; KXC-HS-XX-B1-PL-T-13-0000 P01; KXC-A-001-A-PWA-01-00000 Rev. P00; KXC-HS-XX-01-PL-T-13-0001 P01; KXC-HS-XX-02-PL-T-13-0002 P01; KXC-HS-XX-03-PL-T-13-0003 P01; KXC-HS-XX-04-PL-T-13-0004 P01; KXC-HS-XX-05-PL-T-13-0005 P01; KXC-HS-XX-06-PL-T-13-0006 P01; KXC-HS-XX-07-PL-T-13-0007 P01; KXC-HS-XX-08-PL-T-13-0008 P01; KXC-HS-XX-09-PL-T-13-0009 P01; KXC-HS-XX-10-PL-T-13-

0010 P01; KXC-HS-XX-11-PL-T-13-0011 P01; KXC-HS-XX-12-PL-T-13-0012 P01; KXC-HS-XX-RF-PL-T-13-0013 P01; KXC-HS-XX-XX-SE-T-32-0001 P01; KXC-HS-XX-XX-SE-T-32-0002 P01; KXC-HS-XX-XX-SE-T-32-0003 P01; KXC-HS-XX-XX-SET-32-0004 P01; KXC-HS-XX-XX-SE-T-32-0005 P01; KXC-HS-XX-XX-SE-T-32-0006 P01; KXC-HS-XX-XX-EL-T-23-0001 P01; KXC-A-001-A-PWA-01-00001 Rev. P00; KXC-HS-XX-XX-EL-T-23-0003 P01; KXC-HS-XX-XX-EL-T-23-0004 P01; KXC-HS-XX-XX-EL-T-23-0005 P01; KXC-HS-XX-XX-EL-T-23-0006 P01; KXC-HS-XX-XX-EL-T-23-0020 P01; KXC-HS-XX-XX-EL-T-23-0021 P01; KXC-HS-XX-XX-EL-T-23-0022 P01; KXC- A- 001- A- PWA- 01-00002 Rev. P00, KXC-HS-XX-XX-EL-T-23-0040 P01; KXC-HS-XX-XX-EL-T-23-0041 P01; KXC-HS-XX-XX-EL-T-23-0042 P01; KXC-HS-XX-XX-EL-T-23-0043 P01; KXC-HS-XX-XX-AS-T-55-0001, P01; KXC-HS-XX-XX-AS-T-55-0002 P01; KXC-HS-XX-XX-AS-T-55-0003 P01; KXC-HS-XX-XX-AS-T-55-0004 P01; KXC-HS-XX-XX-AS-T-55-0005 P01; KXC-HS-XX-XX-AS-T-55-0006 P01; KXC-HS-XX-XX-AS-T-55-0007 P01; KXC-HS-GP-XX-AS-T-55-0008 P01; KXC-HS-GP-XX-AS-T-55-0009 P01; KXC-HS-GP-XX-AS-T-55-0010 P01; KXC-HS-GP-XX-AS-T-55-0011 P01; KXC-HS-GP-XX-AS-T-55-0012 P01; KXC-HS-GP-XX-AS-T-55-0013 P01; KXC-HS-GP-XX-AS-T-55-0014 P01; KXC-HS-GP-XX-AS-T-55-0015 P01; KXC-HS-RF-XX-AS-T-55-0016 P01; KXC-HS-XX-XX-AS-T-55-0017 P01; KXC-HS-XX-XX-AS-T-55-0018 P01; KXC-HS-XX-XX-AS-T-55-0019 P01; KXC-HS-XX-XX-AS-T-55-0020 P01; KXC-HS-GP-XX-AS-T-45-0001 P01; KXC-HS-GP-XX-AS-T-45-0002 P01; KXC-HS-GP-XX-AS-T-45-0003 P01; KXC-HS-GP-XX-AS-T-45-0004 P01; KXC-HS-GP-XX-AS-T-45-0005 P01; KXC-HS-GP-XX-AS-T-45-0006, P01; KXC-HS-GP-XX-AS-T-450007 P01;

KXC-HS-GP-XX-AS-T-45-0008 P01; KXC-HS-GP-XX-AS-T-45-0009 P01; KXC-HS-GP-XX-AS-T-45-0010 P01; KXC-HS-GP-XX-AS-T-45-0011 P01; KXC-HS-GP-XX-AS-T-45-0012 P01; KXC-HS-GP-XX-AS-T-45-0013P01; KXC-HS-GP-XX-AS-T-45-0014 P01; KXC-HS-GP-XX-AS-T-45-0015 P01; KXC-HS-GP-XX-AS-T-45-0016 P01; KXC-HS-GP-XX-AS-T-45-0017P01; KXC-HS-GP-XX-AS-T-45-0018 P01; KXC-HS-GP-XX-AS-T-45-0019 P01; KXC-HS-GP-XX-AS-T-45-0020 P01; KXC-HS-GP-XX-AS-T-45-0021 P01; KXC-HS-GP-XX-AS-T-45-0022 P01; KXC-HS-GP-XX-AS-T-45-0023 P01; KXC-HS-GP-XX-AS-T-45-0024 P01;KXC-HS-GP-XX-AS-T-45-0025 P01; KXC-HS-GP-XX-AS-T-45-0026 P01; KXC-HS-GP-XX-AS-T-45-0027 P01; KXC-HS-GP-XX-AS-T-45-0050 P01; KXC-HS-GP-XX-AS-T-45-0051 P01; KXC-HS-GP-XX-AS-T-45-0052 P01; KXC-HS-GP-XX-AS-T-45-0053 P01; KXC-GIL-XX-GF-DR-L-1000 P01; KXC-GIL-XX-GF-DR-L-1100, P02; KXC-GIL-XX-GF-DR-L-1101 P01; KXC-A-001-L-GIL-00-11201-C01 C01; KXC-A-001-L-GIL-00-11202-C01 C01; KXC-GIL-XX-GF-DR-L-1200 P01; KXC-A-001-L-GIL-00-20040-C01 C01; KXC-A-001-L-GIL-00-20041-C01 C01; KXC-A-001-L-GIL-00-20042-C01 C01; KXC-A-001-L-GIL-00-20043-C01 C01; KXC-A-001-L-GIL-00-20044-C01 C01; KXC-A-001-L-GIL-00-20045-C02 C01; KXC-A-001-L-GIL-00-20046-C01 C01; KXC-A-001-T-GIL-00-20047-P01 C01; KXC-A-001-L-GIL-00-20048-C01 C01; KXC-A-001-L-GIL-00-20049-C01 C01; KXC-A-001-L-GIL-00-11211-C03; KXC-A-001-L-GIL-00-11215-C05;KXC-A-001-L-GIL-00-11214-C04; KXC-A-001-L-GIL-00-11212_C03; KXC-GIL-XX-GF-DR-L-1201; KXC-GIL-XX-GF-DR-L-1202 P01; KXC-A-001-A-PWA-01-00003 Rev. P00, KXC-A-001-A-PWA-01-00004 Rev. P00, KXC-A-001-A-PWA-01-00000 Rev.P00

Informative(s):

1 Reason for granting approval:

This non-material amendment seeks to replace approved glazing in 4 structural openings with louvres, including new 1 louvre double door, located at ground floor on the east elevation which faces towards the railway line serving King's Cross station.

This part of the building has more of a 'back of house' feel compared to the King's Boulevard elevation and the glazing and door serves office support areas. This part of the ground floor also has limited visibility in views from the public realm. Within the scale of the building, the changes are considered to be immaterial and would not detract from the overall appearance and character of the building. The changes would help with the practical operations of the building, allowing better access and ventilation for internal plant.

The full impact of the scheme has already been assessed by virtue of the previous approved matters granted on 25/07/2022 under ref 2022/1528/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.

- 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 reserved matters granted on 25/07/2022 under reference number 2022/1528/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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line.
Just go to www.camden.gov.uk/planning.