

Application Ref: **2015/1676/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:

**Kings Cross Central - Main site
Land between Euston Road
St Pancras Station
Midland Main Line
The New Channel Tunnel Rail Link
York Way and Kings Cross Station.**

Proposal: Non-material amendment to increase residential floorspace granted under application 2004/2307/P dated 22/12/2006, for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The amendments include a proposed increase to the maximum amount of residential floorspace (Table 1, condition 35) that may be developed, amendments to the maximum amount of residential floorspace that may be developed within the relevant development zones north of the Regent's Canal (Annex B, condition 36); and amendments to the affordable housing floorspace figures and the social rented housing floorspace figures in Condition 42 b) and c).

Drawing Nos: Site Location Plan. NMA notice and cover letter dated 19th March 2015 and NMA Supporting 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.

Condition(s) and Informative(s):

Condition(s):

1 AMENDED CONDITION 42
Residential floor space

Unless otherwise agreed in writing by the local planning authority the development constructed and used pursuant to this permission shall provide when completed:

- (a) a minimum of 137,200 sq m gross external area of residential floorspace, including market housing, affordable housing; and
- (b) a minimum of 46,976 sq m gross external area of affordable housing floorspace (to deliver 37,581 sq m net internal floor area); and
- (c) a minimum 39,568 sq m gross external area of social rented housing floorspace (to deliver 31,655 sq m net internal floor area).

Reason: To ensure appropriate provision for housing needs within a comprehensive and sustainable development, to achieve regeneration, integration and good design and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, S4, S6, SKC1, SKC2, SKC3, H2, KC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 You are advised that this decision relates only to the changes set out in the description of development and on the application form which can be summarised as:

Amendments to Table 1 (referenced in Condition 35)

- increasing the maximum amount of residential floorspace that can be developed north of the canal from 171,275sqm to 193,800sqm North of Regent's Canal; and
- increasing the maximum amount of residential floorspace that can be developed on the site as a whole from 173,475sqm to 196,000sqm North of Regent's Canal.

Amendments to Annex B (referenced in Condition 36)

- reducing the maximum amount of residential floorspace that may be developed within development zone N from 17,400sqm to 17,310sqm;
- increasing the maximum amount of residential floorspace that may be

developed within development zones J, K and Q from 14,500sqm to 15,015sqm;

- increasing the maximum amount of residential floorspace that may be developed within development zones P and S from 65,375sqm to 66,800sqm;
- increasing the maximum amount of residential floorspace that may be developed within development zone R from 46,000sqm to 54,000sqm; and
- increasing the maximum amount of residential floorspace that may be developed within development zone T from 28,000sqm to 40,675sqm.

This amendment shall only be read in the context of the substantive permission granted on 22/12/2006 under reference number 2004/2307/P and is bound by all the conditions attached to that permission unless otherwise amended by this permission.

- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council (dated 22/12/2006 as amended by a number of variations including one dated 28/04/15) which relates to the development for which this permission is granted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully



Ed Watson
Director of Culture & Environment

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