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Date 16 September 2015
Our ref 14214/SSL/DD/9625927v1
Your ref

Dear Ms Litherland

LB Camden: Application for a Non-Material Amendment to Planning Permission ref. 2014/7724/P in relation to the Gasholders Marketing Suite, Goods Way, Camden

Nathaniel Lichfield & Partners (NLP) acts on behalf of King's Cross Central General Partner Ltd (KCCGPL), in respect of its interests at the above site. On its behalf, we enclose an application for a Non-Material Amendment to Planning Permission ref. 2014/7724/P (dated 26 January 2015) pertaining to the Gasholders Marketing Suite, Goods Way.

Application Submission

The application, which has been submitted via the Planning Portal (ref. PP-04449889), comprises the following information:

- 1 Application Covering Letter (this letter);
- 2 Completed Non-Material Amendment application form;
- 3 Set of the marked up plans to highlight the proposed amendments;
- 4 The drawings laid out for approval within this letter;
- 5 Cheque for the relevant fee of £195;

Site Context

The site for the consented Gasholders Marketing Suite is situated in a prominent location at the junction of York Way and Goods Way on the eastern edge of the KXC development.

The site already has approval for a mixed-use development under the KXC Outline Planning Permission granted in December 2006 (ref. 2004/2307/P). However, on 26 January 2015 Full Planning Permission was granted for the temporary use of the site as a Marketing Suite (ref. 2014/7724/P) until the permanent development is brought forward.



Proposed Non-Material Amendment

Due to on-going detailed design work and the operational requirements of the intended unit occupiers, very minor amendments are required to the approved scheme. The proposed amendments to the scheme are set out below, and are considered non-material in planning terms:

1. Reduction in the size of the rain screen cladding panels by 70mm resulting in an altered layout of the panels on the southern and eastern facades;
2. Reduction in the height of the fence on the southern elevation by 1000mm;
3. Existing low level wall extended up to form an acoustic barrier on the eastern façade and clad in the same rain screen panels as the eastern façade (as outlined in 1 above)
4. Replacement of the three glazing panels on the north west elevation at ground floor level with two full height windows of the same specification as consented further along the façade;

The Planning Practice Guidance confirms that there is no statutory definition of 'non-material' because, "...it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another" (para. 002 Reference ID: 17a-002-20140306). We consider the proposed changes to be non-material in planning terms given the context of the wider building and, therefore, we trust that the amendments can be dealt with by way of a Section 96a application within a 28 day timescale.

The proposed changes are shown on the new drawings provided for approval below:

- KX_WEA_1090_A_F1_4000 Rev G
- KX_WEA_1090_A_F1_4001 Rev A
- KX_WEA_1090_A_F1_4002 Rev B
- KX_WEA_1090_A_F1_4305 Rev A

We have also submitted marked up copies of the previously approved drawings for ease of reference.

Summary

The proposed amendments are considered to be non-material, in the context of the permitted scheme, and will have no material impact on the appearance of the approved scheme or its surroundings. We would, therefore, request that these be approved shortly. However, please contact us should you have any queries.

Yours sincerely

Rachel Hill
Senior Planner

Copy Luka Vukotic - Argent LLP