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Application Ref: **2017/3442/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

11 August 2017

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 redistribute basement floorspace across the development as 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 includes a proposed increase the maximum total basement floorspace south of the canal by upto 4000sqm and a correspond decrease to the maximum total basement floorspace north of the canal (condition 37).

Drawing Nos: Cover letter dated 12th June 2017; King's Cross Central Supporting Statement;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31k) above and shall not exceed 83,500 square metres gross external areas in total (comprising up to 36,000 square metres gross external area to the south of the Regent's Canal and up to 47,500 square metres gross external area to the north of the Regent's Canal).

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

- 1 In the context of the outline planning permission, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

Variation of Condition 37

This condition would be varied to enable an increase of up to 4,000m² (GEA) in the total basement floorspace to the south of the Regents Canal and a decrease to the permitted basement floorspace in the area to the north of the Regents Canal. The maximum overall basement floorspace of 83,500m² GEA set out within condition 37 remains unchanged.

4,000m² would be reallocated from the north to the south to create the following revised totals:

- 36,000m² in the area south of the Regent's Canal
- 47,500m² in the area north of the Regent's Canal

The revised basement floorspace is incorporated into the design for the building in Zone A which has been submitted under planning reference 2017/3133/P. Officers have considered as to whether the application is to be non-material or not in line with Section 96A of the Town and Country Planning Act 1990. In such an assessment it was considered that a large part of consideration in applying this condition to the outline application was to limit the impact on the whole site in terms of lorry movements and other environmental impacts. Under the previous reserve matters application approval was granted to construct the shared service yard within Zone A to the south of Regent's Canal and much of the spoil has been already removed and therefore there are considered to be limited additional lorry movements in relation to spoil removal. The lorry movements are also well below the restrictions across the site. It is considered, that as the effect of the amendment would not give rise to any impact that has not been considered by the

EIA at Outline stage and that there is no change to the overall permitted gross external area of basements across the site, it is a redistributed figure.

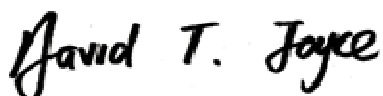
It is considered that having due regard to the effect of the changes proposed in the context of the overall outline scheme, and given the size of the scheme, the scale of the proposed changes to reallocate the basement figures across the site are not material in this specific context and considered acceptable in this instance.

The context of the outline scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

- 2 You are advised that this decision relates only to the changes set out in the description of development and on the application form, and 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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



David Joyce
Director of Regeneration and Planning

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