

Ms Lucy Hawkes  
Argent (King's Cross) Ltd  
4 Stable Street  
London  
N1C 4AB

Application Ref: **2018/2841/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

5 September 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**King's Cross Central**  
**York Way**  
**London**  
**N1C 4UZ**

Proposal: Amendments to the wording of conditions 35(g) and 44 of Outline Planning Permission reference 2004/2307/P granted 22/12/06 (for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area) namely to include a Sui Generis theatre use with the uses permitted by the outline permission.

Drawing Nos: Cover Letter dated 08/06/2018, Section 96A Supporting Statement, Article 10 Notice dated 06/06/2018

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 35(g) and condition 44 of outline planning permission 2004/2307/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 35(g)**

Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:



(g) Uses within Class D2, and nightclub uses and casino use and theatre use

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above 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, SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### REPLACEMENT CONDITION 44

Within the total floorspace hereby approved, no more than 28,730 sqm gross external area of floorspace shall be developed or used pursuant to this permission for purposes within Use Class D2 as set out in the Town and Country Planning Use Classes Order 1987 (including cinemas) and for nightclub, casino and theatre purposes.

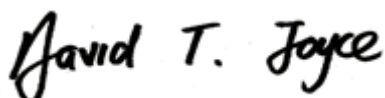
Reason: To ensure a comprehensive and sustainable development, to safeguard the amenity of the adjoining premises and future occupiers of the development and to ensure that the development complies with the outline permission and Environmental Impact Assessment in accordance with policies S4, S6, SKC2, SKC3, KC6, KC12 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

#### Informative(s):

- 1 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 To facilitate the alterations to the wording of conditions 35(g) and 44 hereby approved, Table 1 (total floorspace proposed within the King's Cross Central Main Site) and Annex B (North of the Regent's Canal) of the Outline Planning Permission shall be amended such that the permitted use include theatres alongside the D2 and night club uses, as detailed in the approved documents.

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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