

30 September 2019

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a bright yellow rectangular background.

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Dear Sir/ Madam,

**1-5 Kings Cross Bridge, 281 Pentonville Road and 368 Grays Inn Road, London, N1 9NW**  
**Non-Material Amendment to Planning Permission 2017/1206/P**

On behalf of the applicant, UK Real Estate Ltd, please find enclosed an application for a non-material amendment (NMA) (under section 96a of the 1990 town and country planning act, as amended) to Planning Permission reference 2017/1206/P.

**Application Content**

Please find enclosed the following, to which the NMA proposals relate:

- Section 96a Application Form
- NMA Design Pack (prepared by
- Drawing pack (prepared by Brookes Architects):

The application fee of £234 (+ £25 Planning Portal fee) has been paid via the Planning Portal.

**Background**

Planning permission was granted in 2014 (Ref: 2014/0371/P) for the following works:

*'Demolition of existing building of three storey building comprising retail/ restaurant (use class A1/A3) at ground floor and office (use class B1 (A)) at first and second floors together with roof top plant'*

Following this, a Minor Material Amendment was approved in 2017 (Ref: 2017/1206/P) with the following description of development :

*'Variation of Condition 2 (approved plans) of planning permission reference: 2014/0371/P dated 26/08/2014 (for the erection of a three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building) to amend the access from street to basement levels; raise the ground floor slab to allow access to underground tunnels; provision of basement services (cycle/refuse storage); alterations to upper floor layout; infill of approved void between first and second floor levels; provision*

*of a full length facade to the ground floor elevation facing Kings Cross Bridge; revised materials for office entrance on Gray's Inn Road and an increase in the height of approved plant screen, and Variation of Condition 3 (method statement) to allow some above ground development to commence prior to the submission/approval of the method statement for development proposed below ground level.'*

## **Proposed Non-Material Amendments**

This application relates to the following required minor elevational detail changes to accommodate changes which arose during the detailed design process.

### Grays Inn Road Elevation

- Small section of GRC panelling to façade to the west of the entrance door to be replaced with a glazed screen to match the consented glass sliding door.
- Height reduction of existing glass sliding door by 400mm to allow space in the ceiling for mechanical services.

### Pentonville Road Elevation

- Provision of additional louvre panelling in place of a section of GRC panelling adjacent to the consented louvres to accommodate requirements.
- Addition of narrow vertical metal cover to the adjacent Lighthouse building part wall to protect the existing exposed brick pier (note that this incorporates lighting which is covered by a parallel application which has been submitted to discharge condition 7).

## **Assessment**

Within the guidance set out in the Planning Practice Guidance (2018), there is no statutory definition of a 'non-material amendment'. It states that the nature of the amendment will depend on the context of the overall scheme, as an amendment that is non-material in one context may be material in another. Section 96A of the Town and Country Planning Act 1990 (as amended) allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time.

In respect of the approved planning permission for the Kings Cross Bridge building, the proposals contained herein will continue to deliver the approved scheme with the same floorspace, mix of uses, and quantum of floorspace and will have insignificant impacts on the general appearance of the consented building.

The proposed amendments relate to small elevational changes, all of which have already been consented on both facades (glazing and louvre panelling) – the proposals simply seek to modestly amend the proportions in line with the detailed requirements which were identified following the grant of planning permission.

The changes are based on improving the quality and functionality of the delivered building, following a refinement details, reflecting the detailed efficiency processes that were undertaken following consent.

The proposals still retain an attractive façade in design terms, and will not lead to any harmful changes in terms of amenity.

## Conclusion

In our opinion the alterations proposed as part of this application are non material as the physical changes to the building are imperceptible in the context of the design of the approved building and make no change to the scale or floorspace of the approved building.

On this basis we would request that the changes set out in the drawings below (compared to the approved drawings set out in the table) are accepted as non material amendments to the approved development:

Drawing Title	Approved Drawing Numbers	Proposed Drawing Numbers
Ground Floor Plan	141-02 REV L	141-02 REV N
South Elevation – Greys Inn Road	152-01 REV I	152-01 REV L
North Elevation	152-03 REV I	152-03 REV K

I trust that the information submitted is sufficient to facilitate the successful determination of this Section 96a planning application, however please do not hesitate to contact me should you require any further information.

Yours faithfully,

Molly Morris  
**Graduate Planner**