

Application ref: 2020/0279/P
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Argent (King's Cross) Ltd.
4 Stable Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Development Zone W (Triangle Site)
York Way
London
King's Cross
N1C 0AZ

Proposal: Non-material amendment to parameter plans TS004 and TS005 to show residential area/void space in lieu of retail on the York Way frontage to Building W1 and amendments to wording within the Revised Development Specification to allow entrance canopies to overhang the development zone boundaries in the same way as balconies of Reserved Matters application 2004/2311/P, Appeal Ref: APP/X5210/A/07/2051898 (for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area.)

Drawing Nos: Superseded Plans: TS004 Rev K and TS005 Rev K

Revised Plans: TS004 Rev L, TS005 Rev L and Cover Letter from King's Cross Central dated 20/01/2020

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

REPLACEMENT CONDITION 17

The development shall be carried out in accordance with the Development

Parameters show on the Revised Parameters Plans (as revised by subsequent reserved matters approvals) and as described in the specified paragraphs of the Revised Development Specification dated August 2005 comprising:

- (a) The access arrangements shown on drawings TS003 revision K together with paragraph 4.10;
- (b) The lower ground level arrangements shown on drawing TS004 revision L together with paragraphs 4.11-4.15;
- (c) The upper ground level arrangements shown on drawings TS005 revision L together with paragraphs 4.16-4.18;
- (d) The garden level arrangements shown on drawing TS006 revision L including maximum building heights shown;
- (e) The upper level arrangements shown on drawing TS007 revision L including maximum building heights shown;
- (f) The section shown on drawings TS008 revision E and TS009 revision E to the extent that they show indicative proposals only for the works and land uses together with paragraphs 4.26 and 4.27.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

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.

The proposals relate to an amendment to parameter plans TS004 and TS005 to amend the area identified for retail within building W1, fronting York Way and replacing with the main residential entrance. This amendment is due to desire lines within the Kings Cross Central development and to create a more prominent accessible entrance to the building. In terms of the loss of retail, there would continue to be retail units within W2 and there is an additional unit within W3 which was a later amendment to the outline permission. Therefore the development would continue to provide the same amount of retail as the outline permission envisaged. To enable this amendment there also needs to be an amendment to the wording within Annex A of the Revised Development Specification in paragraphs 4.11 and 4.14 to include reference to residential entrance and remove 'retail unit'.

The application also seeks to amend paragraph 4.19 and 4.24 of the Revised Development Specification to enable the provision of projecting canopies to residential entrances on York Way. The outline permission already allows for balconies to project, would therefore only be a slight amendment to the outline.

It is therefore considered that the proposed amendment is non-material in the context of the outline planning permission.

2 You are advised that this decision relates only to amendments to the parameter plans TS004 and TS005 to enable the replacement of the retail unit in W1 fronting

York Way with a residential entrance and amendments to the Revised Development Specification to enable the provision of canopies above residential entrances and shall only be read in the context of the substantive permission 2004/2311/P, Appeal Ref: APP/X5210/A/07/2051898 and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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