

Application ref: 2020/0979/P
Contact: Patrick Marfleet
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Date: 17 March 2020

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Argent Ltd
4 Stable Street
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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:

**Building T1
1 Canal Reach
King's Cross
London
N1C 4AZ**

Proposal: Non-material amendment to development approved under permission 2013/0405/P dated 22/03/2013 (Reserved matters in connection with the erection of a ten to fifteen storey building within development Zone T1 for uses comprising a 418 space multi-storey car park, a multi-use games area (MUGA), residential development totalling 129 units (95 private ownership, 22 affordable rent and 12 shared ownership), retail/café/bar uses (Classes A1-A4), namely to change the approved cladding on the northern elevation, from the approved GRC (glass fibre reinforced concrete) to a bronze anodised finish.

Drawing Nos:

Superseded plan: 0708-P-214 R02

Plan for approval: KXC-T1-001-A-1503-20-310-01

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 no.1 of planning permission

2013/0405/P dated 22/03/2013 shall be replaced with the following condition:

REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans: Architectural drawings: (prefix 0708-P-)001 R02; 002 R02; 003 R02; 004 R02; 005 R02; 006 R02; 007 R02; 008 R02; 009 R02; 010 R02; 011 R02; 012 R02; 013 R02; 014 R02; 015 R02; 016 R02; 017 R02; 018 R02; 101 R02; 102 R02; 103 R02; 104 R02; 201 R02; 202 R02; 203 R02; 204 R02; 205 R02; 206 R02; 207 R02; 208 R02; 209 R02; 210 R02; 211 R02; 212 R02; 213 R02; 501 R02; KXC-T1-001-A-1503-20-310-01.

Landscape & Infrastructure drawings: TOWN279.5(08)5011 R04; TOWN279.5.1(08)6001 R01; TOWN279.5.1(08)6002 R01. Supporting Documents: Urban Design Report dated January 2013; Details of Proposed Residential Accommodation dated January 2013 including revised plans for 3 affordable units (0708-P-402, 407 & 412); Compliance Report dated January 2013; Access Statement dated January 2013; Environmental Sustainability Plan dated January 2013; Daylight & Sunlight Report dated January 2013; Earthworks & Remediation Plan dated January 2013.

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

Informative(s):

- 1 The replacement of the approved GRC cladding on the north elevation with bronze cladding is considered to represent a minor alteration that would not have a significant impact on the appearance of the approved development, as it would match the colour and finish of the balconies of Building T1 and be in keeping with the material palette of the approved development. Furthermore, a large part of the north elevation will soon be concealed by Building T2-T3 which abuts the north elevation of T1 and is currently under construction. As a result, only a small section of the northern elevation would be seen from the public realm along Canal Way and the proposals are therefore not considered to cause harm to the character and appearance of the surrounding area. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2013/0405/P dated 22/03/2013. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and on the application form and shall only be read in the context of the substantive permission 2013/0405/P dated 22/03/2013] and is bound by all the conditions 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 positioned above a faint, light-grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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