

Application ref: 2019/5116/P
Contact: Nathaniel Young
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Date: 18 March 2020

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Savills
33 Margaret Street
London
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England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**1-5 King's Cross Bridge
London
N1 9NW**

Proposal: Minor alterations to Grays Inn Road and Pentonville Road elevations to 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 approved under planning permission ref: 2017/1206/P dated 15.08.2017.

Drawing Nos: Existing Plans - Site Plan ref. P01; Basement Plan ref. P02; Ground Floor Plan ref. P03; Roof Level Plan ref. P04; Tunnel Level ref. P05; Elevation South ref. P06; Elevation East ref. P07; Elevation North ref. P08; Typical Cross Section ref. P09; Typical Long Section ref. P10;

Demolition Plans - Basement Plan ref. P20; Ground Floor Plan ref. P21; Roof Plan ref. P22; Elevation South ref. P23; Elevation East ref. P24; Elevation North ref. P25; Section East-West ref. P26; Section North-South ref. P27;

Proposed Plans - Basement Plan ref. P30 H; Ground Floor Plan ref. 141-02 N; First Floor Plan ref. P32 F; Second Floor Plan ref. P33 F; Roof Plan ref. P34 G; Plant Level Plan ref. P35 G; Elevation South ref. 152-01 L; Elevation East ref. P37 E; Elevation North ref. 152-03 K; Section Short ref. P39 F; Section Stairs ref. P40 E; Ground Floor Plan Retail ref. P41 C;

Documents - Planning Statement prepared by Savills (dated Jan 2013); Transport

Statement prepared by TPP Consulting (dated Dec 2013); Air Quality Assessment prepared by Ramboll (dated Dec 2013); BREEAM Pre-Assessment prepared by dsa Engineering (dated Nov 2013); Energy and Sustainability Statement prepared by dsa Engineering (dated Nov 2013); Daylight and Sunlight Assessment prepared by Savills (dated 16 Dec 2013); External Building Fabric and Plant Assessment prepared by RBA Acoustics (ref 5686/EBF); and Vibration and Re-Radiated Noise Assessment prepared by RBA Acoustics (ref 5686/VIB); Design and Access Statement by Latitude (ref: 1209_13.11.22) & Design and Access Statement by Latitude (1209_07_15_Rev A), Email from Savills (dated 17/03/2014).

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 2 (approved plans) of planning permission 2017/1206/P dated 15th August 2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans - Site Plan ref. P01; Basement Plan ref. P02; Ground Floor Plan ref. P03; Roof Level Plan ref. P04; Tunnel Level ref. P05; Elevation South ref. P06; Elevation East ref. P07; Elevation North ref. P08; Typical Cross Section ref. P09; Typical Long Section ref. P10;

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

Informative(s):

1 Reason for granting non-material amendment:

The proposed amendments are considered to not materially alter the previously approved scheme. The proposed amendments involve minor elevational detail changes. To the Grays Inn Road Elevation, a small section of GRC panelling to façade to the west of the entrance door is to be replaced with a glazed screen to match the consented glass sliding door. Additionally there would be a height reduction of the existing glass sliding door by 400mm to allow space in the ceiling for mechanical services. To the Pentonville Road Elevation, additional louvre panelling would be installed in place of a section of GRC panelling adjacent to the consented louvres and a narrow vertical metal cover to the adjacent Lighthouse building part wall would be installed to protect the existing exposed brick pier.

Given the context of the overall scheme, the proposed elevational detail changes would not result in a significant change in the appearance of the building and an attractive façade would be retained. Additionally, no further harm is caused to amenity beyond what has been established by the original permission. The full impact of the scheme has already been assessed by virtue of the previous approval granted on 15/08/2017 under planning permission ref: 2017/1206/P. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and impact on neighbouring amenity. It is considered that the changes are relatively minor in the context of the approved scheme and therefore can be regarded as a non-material amendment.

- 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 granted on 20.03.2017 under reference number 2017/1206/P 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



Daniel Pope
Chief Planning Officer

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