

Application ref: 2020/3364/P  
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Date: 2 September 2020

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Argent (Kings Cross) Ltd  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Kings Cross Central**  
**York Way**  
**London**

Proposal: Non-material amendment to the floorspace figures within Table 1 and Annex B, and referenced within Condition 34 of Outline Planning Permission reference 2004/2307/P dated 22 December 2006 for the comprehensive mixed use development of the former railway lands at King's Cross Central.

Drawing Nos: Cover letter dated 20/07/2020, Application for a non-material amendment following a grant of planning permission Supporting Statement

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.34 of planning permission 2004/2307/P dated 22 December 2006 shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 34**

The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regents Canal shall not exceed 486,340 sq m gross external area and south of Regents Canal shall not exceed

226,750 sq m gross external area.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed 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, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact, in accordance with policies and policies S1, S2, S3, SKC1 SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The current non-material amendment application seeks to amend the floorspace figures with Table 1 and Annex B, and referenced within condition 34 of the outline planning permission, to transfer a small amount of some of the remaining unused floorspace from Zone A to the north of the site.

The proposal therefore seeks to: Transfer 17,500sqm of remaining, unused total floorspace within Zone A to Zones P/S (15,000sqm); and Zone R (2,500sqm), both in the north of the site; Transfer 9,115sqm of remaining unused B1 floorspace from Zone A to Zone F (2,200 sqm); Zones P/S (4,000 sqm); and Zone R (2,915sqm); and transfer 3,585 sqm of remaining unused B1 floorspace from Zone T to Zone R; and Transfer 3,965 sqm of unused total floorspace from Zones J/K/Q to Zone T.

The proposed non-material amendment does not increase the overall quantum of permitted floorspace for the King's Cross Central Development site, as assessed under the Environmental Statement approved under the Outline Planning Permission. Further, the proposal does not increase the maximum floorspace amounts for any use permitted under the same permission, and simply proposes a transfer of a relatively small amount of floorspace between zones.

The overall scheme for King's Cross is a comprehensive, phased, mixed use development within the King's Cross Opportunity Area for a maximum of 713,090m<sup>2</sup> floorspace and up to 1,700 residential dwellings alongside landscaping and open space. Therefore, in the context of the significant scale of approved development, it is considered that the proposed changes to Table 1 and Annex B and Condition 36 of the Outline Planning Permission are 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 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.

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 the printed name and title.

Daniel Pope  
Director of Economy, Regeneration and Investment

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