

Application ref: 2021/0109/P
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KCCGPL
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 S1
Handyside Street off York Way
King's Cross
London N1

Proposal: Amendments to Reserved Matters approval 2017/5204/P dated 27/10/2017 (Reserved matters relating to Building S1 within Development Zone S for erection of a 12 storey building, plus single level basement, with mixed office (B1), flexible office or leisure (B1 or D2) and retail uses (A1-A4) at ground floor, mixed office (B1) and flexible office or leisure uses (B1 or D2) at 1st & 2nd floor and office (B1) uses at 3rd-12th floor, and associated servicing, cycle parking, plant, and public realm on Handyside Street, Canal Reach and within the tertiary routes of zone S along the northern and eastern side of the building and between S2 and S4), namely to allow various minor alterations to the approved door and window positionings at ground and upper floor level.

Drawing Nos:

Superseded plans: KXC-S1-001-A-16080-20-1150P Rev P0, KXC-S1-001-A-16080-20-1151P Rev P0, KXC-S1-001-A-16080-20-1152P Rev P0, KXC-S1-001-A-16080-20-1153P Rev P0

Proposed plans: KXC-S1-001-A-16080-20-1150P Rev P1, KXC-S1-001-A-16080-20-1151P Rev P1, KXC-S1-001-A-16080-20-1152P Rev P1, KXC-S1-001-A-16080-20-1153P Rev P1

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 2017/5204/P 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: KXC-S1-001-A-16080-10-0900P- P0; KXC-S1-001-A-16080-10-0901P- P0; KXC-S1-001-A-16080-20-950P- P0; KXC-S1-001-A-16080-20-1010P- P0; KXC-S1-001-A-16080-10-1011P- P0; KXC-S1-001-A-16080-10-1012P- P0; KXC-S1-001-A-16080-10-1013P- P0; KXC-S1-001-A-16080-10-1014P- P0; KXC-S1-001-A-16080-10-1015P- P0; KXC-S1-001-A-16080-10-1016P- P0; KXC-S1-001-A-16080-10-1017P- P0; KXC-S1-001-A-16080-10-1018P- P0; KXC-S1-001-A-16080-10-1019P- P0; KXC-S1-001-A-16080-10-1020P- P0; KXC-S1-001-A-16080-10-1021P- P0; KXC-S1-001-A-16080-10-1022P- P0; KXC-S1-001-A-16080-10-1023P- P0; KXC-S1-001-A-16080-10-1175P- P0; KXC-S1-001-A-16080-10-1176P- P0; KXC-S1-001-A-16080-10-1177P- P0; KXC-S1-001-A-16080-10-1160P- P0; KXC-S1-001-A-16080-10-1140P- P0; KXC-S1-001-A-16080-10-1141P- P0; KXC-S1-001-A-16080-10-1142P- P0; KXC-S1-001-A-16080-10-1143P- P0; KXC-S1-001-A-16080-10-1158P- P0; KXC-S1-001-A-16080-10-1159P- P0; KXC-S1-001-A-16080-20-1150P Rev P1, KXC-S1-001-A-16080-20-1151P Rev P1, KXC-S1-001-A-16080-20-1152P Rev P1, KXC-S1-001-A-16080-20-1153P Rev P1, TOWN279.28.02(08)5001- R04; TOWN279.28.02(08)5002- R03; TOWN279.28.02(08)3001- R02; TOWN279.28.02(08)7000- R02; TOWN279.28.02(08)7001- R02; TOWN279.28.02(08)7002- R02; TOWN279.28.02(08)6101- R01; TOWN279.28.02(08)6102- R01; TOWN279.28.02(08)6103- R01; TOWN279.28.02(08)6104- R01; TOWN279.28.02(08)6105- R01; TOWN279.28.02(08)6106- R01; TOWN279.28.02(08)6201- R01; TOWN279.28.02(08)6202- R01; TOWN279.28.02(08)6203- R01; TOWN279.28.02(08)6301- R01; TOWN279.28.02(08)6302- R01; TOWN279.28.02(08)6401- R01. Supporting Documents: Urban Design Report by Mossessian Architecture, Weedon Architects and Townshend Landscape Architects dated August 2017; Compliance Report by Lichfields dated August 2017; Access and Inclusivity Statement by All Clear Designs Ltd dated August 2017; Archaeological Written Scheme of Investigation by Museum of London Archaeology dated August 2017; Environmental Sustainability Report by Hilson Moran dated August 2017; Earthworks and Remediation Plan by Ramboll dated August 2017.

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

Informative(s):

1 Reason for granting approval-

The proposed amendments at ground floor level include minor changes to the approved entrance doors on all elevations and replacement of the approved sliding doors on the southern, eastern and western elevations with curved sliding doors.

The proposals also include some minor alterations to the mullion widths of the approved facades and minor adjustments to the door widths and positions on the 7th and 10th floors. The proposed amendments are considered to represent minor alterations that would not have a significant impact on the architectural integrity and overall design of the approved development's appearance or the character and setting of the wider area. The minor nature of the proposed amendments would ensure no harm is caused to neighbouring amenity.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2017/5204/P dated 27/10/2017. 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 shall only be read in the context of the substantive permission 2017/5204/P dated 27/10/2017 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



Daniel Pope
Chief Planning Officer

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