

Application ref: 2020/5464/P
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Argent LLP
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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:
Kings Cross Central
Development Zone A (Google KGX1)
York Way
London
N1C 4BU

Proposal: Non material amendment for alterations to include additional cladding and painting of the ground plane to the east elevation, addition of GRC Rieder cladding to the north above the existing access ramp structure, with the structure and the cladding to be painted to match existing concrete and addition of curtain walling and additional louvre to the cycle store entrance of planning permission 2017/3133/P (Reserved matters in relation to Zone A for erection of 7-11 storey building for use as offices (Class B1) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level (Class A1) and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.)

Drawing Nos: KXC-A-001-T-BDP-00-30001-P06; KXC-A-001-T-BDP-00-30002-P06; KXC-A-001-T-BDP-00-30020-P07; KXC-A-001-T-BDP-00-30021-P07; KXC-A-001-T-BDP-00-30022-P07; KXC-A-001-T-BDP-00-30023-P07; KXC-A-001-T-BDP-21-50012-P06; KXC-A-001-T-BDP-21-50013-P07; KXC-A-001-A-BDP-XX-RP626-P01 (4);

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

Informative(s):

- 1 You are advised that this decision relates only to alterations to ground plan east and northern elevation as shown on the submitted drawings and shall only be read in the context of the substantive permission granted on 16/08/2017 under reference number 2017/3133/P and is bound by all the conditions of outline planning permission reference 2004/2307/P granted 22/12/06 attached to that permission.
- 2 Reasons for granting permission:-

The application seeks to amend the permitted scheme as approved under ref. 2017/3133/P to include alterations to the ground floor east elevation by painting the existing concrete and providing new GRC cladding above the existing concrete structure to the northern end of the building. The overall GRC façade will be painted with Keim paint to provide a unified finish and colour of a concrete look. To the northern elevation, alterations are proposed to paint the existing concrete finishes over the existing service entrance with Keim paint to match the darker existing colour and the Eastern elevation. To the cycle store entrance, it is proposed to add a glazed curtain walling system and a louvre to match the east elevation ground floor curtain walling system.

Whilst it is accepted that the proposed alterations to the east and north elevations will be visible from the public realm, being located at ground floor level and in the overall context of the scheme, it is not considered that the amendments would have any adverse implications of the overall design of the building. The overall façade of the east elevation would match that of the colour of the approved concrete finish. Therefore, it is not considered that this would materially alter nor impact on the design and appearance of the development. To the north elevation, the works are considered to be minor in relation to the overall scheme and as such, the overall impact on the design and appearance of the development would be very limited.

The full impact of the scheme has already been assessed by virtue of the previous approval. In the context of the scale and design of the permitted scheme, it is considered that the amendments would not have any material effects on the approved development in terms of appearance and neighbour impact. It is considered that the changes can be regarded as a non-material variation of the approved scheme granted on 19/06/2019 under ref: 2017/3133/P.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. The site's planning history was taken into account when coming to this decision.

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
Chief Planning Officer

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