

Application ref: 2021/1627/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: Patrick.Marfleet@camden.gov.uk  
Date: 27 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Ms Laura Murray  
Argent (King's 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:

**Building S5  
King's Cross Central  
York Way  
London N1**

Proposal: Amendments to approval ref 2018/4813/P dated 20/12/2018 (Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works), namely to alter the approved cycle parking provision at mezzanine level.

Drawing Nos: Superseded: KXC-S5-A-ABA2433-20-1M1 PL 02

Proposed: KXC-S5-A-ABA2433-20-1M1 PL 03

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 2018/4813/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-S5-A-ABA) 2433-20-1GF PL02, 2433-20-1M1

PL03, 2433-20-101 PL02, 2433-20-102 PL02, 2433-20-103 PL02, 2433-20-104 PL02, 2433-20-105 PL02, 2433-20-106 PL02, 2433-20-107 PL02, 2433-20-108 PL02, 2433-20-109 PL02, 2433-20-110 PL02, 2433-20-111 PL02, 2433-20-112 PL02, 2433-20-113 PL02, 2433-20-114 PL02, 2433-20-115 PL02, 2433-20-116 PL02, 2433-20-202 PL02, 2433-20-203 PL02, 2433-20-204 PL02, 2433-20-205 PL02, 2433-20-301 PL02, 2433-20-302 PL02, 2433-20-303 PL02, 2433-20-304 PL02, 2433-20-305 PL02, 2433-20-306 PL02, 2433-20-307 PL02, 2433-20-308 PL02, 2433-21-501 PL02, 2433-21-502 PL02, 2433-21-503 PL02, 2433-21-504 PL02, 2433-21-505 PL02, 2433-21-508 PL02, 2433-21-509 PL02, 2433-21-512 PL02, 2433-21-513 PL02, 2433-21-514 PL02, 2433-21-515 PL02, 2433-20-1037 PL01, 2433-20-1038 PL01, 2433-20-1039 PL01, 2433-20-1023 PL02, 2433-20-1025 PL02, 2433-20-1026 PL02, Cover letter dated 17/06/2019, Submission Statement dated June 2019.

Supporting Documents: Cover letter dated 02/10/2018, Compliance Report by King's Cross Central General Partner Ltd September 2018, WSI for Archaeological Watching Brief by MOLA September 2018, Daylight and Sunlight Report and Sustainability Plan by Hoare Lea dated September 2018, Earthworks and Remediation Plan by Ramboll September 2018, Access Statement by All Clear Design September 2018, Urban Design Report by Alison Brooks Architects September 2018.

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

#### Informative(s):

##### 1 Reason for granting approval-


The current application seeks to make minor changes to the configuration of the approved mezzanine level of the building. These changes include an increase in the size of the plant heat exchanger room by 24 sqm which in turn results in a decrease in the total amount of cycle storage spaces provided from 272 to 248 spaces. The loss of 24 cycling parking spaces at the site is considered a minor reduction and would still ensure the cycle parking provision far exceeds that required by the Original Outline Permission. The proposals would also result in an increase in the overall accessibility of cycle storage from all Josta Double Rack spaces to a mix of, Sheffield Stands, Flexible Stands and Vertical Racks, which is welcomed.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission reference 2018/4813/P dated 20/12/2018. 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 granted on 2018/4813/P dated 20/12/2018 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. The stamp contains some illegible text and a circular emblem.

Daniel Pope  
Chief Planning Officer

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