

Application ref: 2021/3539/P
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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: Non-material amendment to approval ref 2018/4813/P dated 20/12/2018, as amended by 2019/3244/P and 2021/1627/P, (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 detailed design of the approved elevations.

Drawing Nos: Superseded: KXC-S5-A-ABA2433-20 110 PL-Rev_1, KXC-S5-A-ABA2433-20 1GF PL-Rev_1, KXC-S5-A-ABA2433-20 301 PL-Rev_1, KXC-S5-A-ABA2433-20 302 PL-Rev_1, KXC-S5-A-ABA2433-20 303 PL-Rev_1, KXC-S5-A-ABA2433-20 304 PL-Rev_1, KXC-S5-A-ABA2433-20 305 PL-Rev_1, KXC-S5-A-ABA2433-20 306 PL-Rev_1, KXC-S5-A-ABA2433-21 501 PL-Rev_1, KXC-S5-A-ABA2433-21 502 PL-Rev_1, KXC-S5-A-ABA2433-21 503 PL-Rev_1, KXC-S5-A-ABA2433-21 504 PL-Rev_1, KXC-S5-A-ABA2433-21 505 PL-Rev_1, KXC-S5-A-ABA2433-21 506 PL-Rev_1, KXC-S5-A-ABA2433-21 508 PL-Rev_1, KXC-S5-A-ABA2433-21-509 PL-Rev_1, KXC-S5-A-ABA2433-21-512 PL-Rev_1, KXC-S5-A-ABA2433-21-513 PL-Rev_1, KXC-S5-A-ABA2433-21-514 PL-Rev_1, KXC-S5-A-ABA2433-21-515 PL-Rev_1

Proposed: KXC-S5-A-ABA2433-20-110 PL-Rev_2, KXC-S5-A-ABA2433-20-1GF PL-

Rev_2, KXC-S5-A-ABA2433-20-301 PL-Rev_2, KXC-S5-A-ABA2433-20-302 PL-Rev_2, KXC-S5-A-ABA2433-20-303 PL-Rev_2, KXC-S5-A-ABA2433-20-304 PL-Rev_2, KXC-S5-A-ABA2433-20-305 PL-Rev_2, KXC-S5-A-ABA2433-20-306 PL-Rev_2, KXC-S5-A-ABA2433-21-501 PL-Rev_2, KXC-S5-A-ABA2433-21-502 PL-Rev_2, KXC-S5-A-ABA2433-21-503 PL-Rev_2, KXC-S5-A-ABA2433-21-504 PL-Rev_2, KXC-S5-A-ABA2433-21-505 PL-Rev_2, KXC-S5-A-ABA2433-21-506 PL-Rev_2, KXC-S5-A-ABA2433-21-508 PL-Rev_2, KXC-S5-A-ABA2433-21-509 PL-Rev_2, KXC-S5-A-ABA2433-21-512 PL-Rev_2, KXC-S5-A-ABA2433-21-513 PL-Rev_2, KXC-S5-A-ABA2433-21-514 PL-Rev_2, KXC-S5-A-ABA2433-21-515 PL-Rev_2

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 dated 20/12/2018, as amended by 2019/3244/P and 2021/1627/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) 2433-10-001 PL02, 2433-10-002 PL01, 2433-20-1B1 PL01, 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, 2433-20-111 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, 2433-20-307 PL02, 2433-20-308 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, 2433 20-110 PL-Rev_2, 2433-20-1GF PL-Rev_2, 2433-20-301 PL-Rev_2, 2433-20-302 PL-Rev_2, 2433-20-303 PL-Rev_2, 2433-20-304 PL-Rev_2, 2433-20-305 PL-Rev_2, 2433-20-306 PL-Rev_2, 2433-21-501 PL-Rev_2, 2433-21-502 PL-Rev_2, 2433-21-503 PL-Rev_2, 2433-21-504 PL-Rev_2, 2433-21-505 PL-Rev_2, 2433-21-506 PL-Rev_2, 2433-21-508 PL-Rev_2, 2433-21-509 PL-Rev_2, 2433-21-512 PL-Rev_2, 2433-21-513 PL-Rev_2, 2433-21-514 PL-Rev_2, 2433-21-515 PL-Rev_2, (KXC-S5-XXX-L-BHSL) 613-20-000, 613-90-001, 613-90-002, 613-90-003, 613-91-004, 613-91-005, 613-91-006, 613-90-501, 613-90-502, 613-90-503, 613-90-504, 613-90-505, 613-90-506, 613-90-507, 613-90-508.

Supporting Documents: Submission Statement dated June 2019, 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 a number of minor alterations to the development originally approved under ref 2018/4813/P for the erection of a 15 storey residential building. The proposed changes include: First floor balcony material reverting back to a white stone from a metal cladding on the eastern elevation, change in the colour of the mortar on all elevations from lime to red, additional metal balustrade on the 10th floor private terrace to further separate the private and communal demise at the external amenity, arches at the 5th floor terrace lowered by 500mm, two additional double doors to Retail Unit 1 (southeast), one top arch perforated screen updated into a glazed top, change in courtyard stair finish from terrazzo tiling to champagne metal cladding, height of the car park gate entrance raised by 250 mm to match, lowering of wall acting as boundary to the water feature to the east by 650 mm to become a sitting bench.

The changes to the first floor balcony are considered acceptable, particularly as they would align with the original design intent for the building which included the use of brick and stone for the external elevations. The change in mortar colour from lime to red is also considered acceptable and reflects the changes approved as part of an earlier minor amendments application (ref: 2019/3244/P). Similarly, the lowering of the fifth arches by 500mm, minor increase in height of the car park gate entrance and lowering of the eastern wall bordering the water feature to create a bench, are all considered minor changes that would not harm the architectural integrity of the approved development.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission ref 2018/4813/P dated 20/12/2018, as amended by 2019/3244/P and 2021/1627/P permission reference. 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 on the application form and shall only be read in the context of the substantive planning permission 2018/4813/P dated 20/12/2018, as amended by 2019/3244/P and 2021/1627/P 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 2021.

Yours faithfully



Daniel Pope
Chief Planning Officer

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