

Application ref: 2021/4446/P  
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Date: 7 October 2021

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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 S4  
King's Cross Central  
York Way  
London N1**

Proposal: Non-material amendment to Reserved Matters approval ref 2020/5885/P granted March 2021 (Reserved matters relating to Building S4 for the erection of a 13 storey building above ground floor to provide 176 residential homes comprising 120 market and 56 social rented units with associated public realm works) namely alterations to the external facades of the approved development.

Drawing Nos:

Superseded: 19075\_07\_001 P1, 19075\_07\_002 P1, 19075\_07\_099 P1, 19075\_07\_100 P1, 19075\_07\_109 P1, 19075\_07\_112 P1, 19075\_07\_114 P1, 19075\_07\_200 P1, 19075\_07\_201 P1, 19075\_07\_202 P1, 19075\_07\_203 P1, 19075\_07\_204 P1, 19075\_21\_503 P1, 19075\_21\_504 P1, 19075\_21\_505 P1, 19075\_21\_506 P1

Proposed: 19075\_07\_001 P2, 19075\_07\_002 P2, 19075\_07\_099 P2, 19075\_07\_100 P2, 19075\_07\_109 P2, 19075\_07\_112 P2, 19075\_07\_114 P2, 19075\_07\_200 P2, 19075\_07\_201 P2, 19075\_07\_202 P2, 19075\_07\_203 P2, 19075\_07\_204 P2, 19075\_21\_503 P2, 19075\_21\_504 P2, 19075\_21\_505 P2, 19075\_21\_506 P2

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 2020/5885/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: 19075\_07\_001 P2, 19075\_07\_002 P2, 19075\_07\_099 P2, 19075\_07\_100 P2, 19075\_07\_109 P2, 19075\_07\_112 P2, 19075\_07\_114 P2, 19075\_07\_200 P2, 19075\_07\_201 P2, 19075\_07\_202 P2, 19075\_07\_203 P2, 19075\_07\_204 P2, 19075\_21\_503 P2, 19075\_21\_504 P2, 19075\_21\_505 P2, 19075\_21\_506 P2, 19075\_07\_101 1st Floor P1, 19075\_07\_102 P1, 19075\_07\_103 P1, 19075\_07\_104 P1, 19075\_07\_105 P1, 19075\_07\_106 P1, 19075\_07\_107 P1, 19075\_07\_108 P1, 19075\_07\_110 P1, 19075\_07\_111 P1, 19075\_07\_113 P1, 19075\_07\_200 P1, 19075\_07\_300 P1, 19075\_07\_301 P1, 19075\_07\_302 P1, 19075\_21\_500 P1, 19075\_21\_501 P1, 19075\_21\_502 P1, 19075\_21\_507 P1, 19075\_21\_508 Duplex 3B Elevations - Bay Studies

All Clear Designs Access and Inclusivity Statement November 2020, Hoare Lea Daylight and Sunlight Report December 2020, Environmental Sustainability Plan December 2020, Ramboll Earthworks and Remediation Plan December 2020, Urban Design Report December 2020, Compliance Report October 2020, Proposed Residential Accommodation December 2020, Written Scheme of Investigation for an Archaeological Watching Brief December 2020

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

#### Informative(s):

##### 1 Reasons for granting

The current application seeks to make a number of minor alterations to the development originally approved under ref 2020/5885/P (Reserved matters relating to Building S4 for the erection of a 13 storey building above ground floor to provide 176 residential homes). The proposed changes include but are not limited to the following: Additional plant room doors and inclusion of a draft lobby at 9th floor level; alterations to pergola, increase in size of the lobby area and increase in extent of green roof at 12th floor level; Addition of further balustrades, hatches and ladders for safe means of access and slight increase in height to the roof of the social rented lift core to accommodate the lift equipment.

The proposed alterations are all considered minor changes that would not harm the architectural integrity of the approved development. Further, the majority of the external alterations would be located at upper floor levels and would not be readily visible from the surrounding public realm. As such, the proposed amendments are considered acceptable

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission ref 2020/5885/P granted March 2021. 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 2020/5885/P granted March 2021, 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 the printed name and title.

Daniel Pope  
Chief Planning Officer

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