

Application ref: 2022/1043/P
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Date: 16 March 2022

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Argent LLP
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 W3
Development Zone W (Triangle Site)
York Way
London
King's Cross
N1C 0AZ

Proposal: Non-material amendment to remove condition 6 (PV panels) from reserved matters application ref 2018/6163/P dated 25/03/2019 (Reserved matters relating to Plot W3 (within London Borough of Islington) in Development Zone W for the erection of a 3 storey building with basement for use as a gym (Class D2), Nursery (Class D1) and a flexible café/retail units (Class A1/A2/A3/A4).

Drawing Nos: Cover letter dated 10/03/2022

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.6 of planning permission 2018/6163/P dated 25/03/2019 shall be removed.

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

Informative(s):

- 1 PV panels for the Triangle site development were originally approved to be located on building W3. However, a subsequent Non-Material Amendment Application (NMA) was approved in 2020 (ref 2020/1034/P) which relocated the PV panels from building W3 to building W1. This NMA however, did not remove the necessary PV panel details condition from the permission for Building W3 and did not add one to the permission for Building's W1 and W2. This has therefore resulted in an inability to submit details of the PV panels against the correct permission.

As such, the current NMA application simply seeks to rectify this discrepancy by removing condition 6 from the W3 decision notice (ref. 2018/6163/P) and adding it to the latest decision for W1/W2 (ref. 2019/6372/P). The wording of the condition is included below for completeness:

Prior to commencement of above ground works, drawings and data sheets showing the location, extent and predicted energy generation of photovoltaic cells and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

Give the above, the proposed amendments to the decision notices would not alter the substance of the overall scheme and are thus considered acceptable as non-material amendments.

- 2 You are advised that this decision relates only to the changes set out in the description and shall only be read in the context of the substantive permission 2018/6163/P dated 25/03/2019 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', written in a cursive style.

Daniel Pope
Chief Planning Officer

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