

Application ref: 2022/2257/P
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Date: 23 June 2022

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Argent (Kings Cross) Ltd
4 Stable Street
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undefined

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Kings Cross Central
York Way
London

Proposal: A non-material amendment to Outline Planning Permission (reference 2004/2307/P dated 22 December 2006) for the comprehensive mixed use development of the former railway lands at King's Cross Central, comprising a transfer of permitted floorspace figures within development zones south of the canal (revision to Annex B)

Supporting Information: Site Plan; Supporting Statement including revised Annex B

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 The current non-material amendment application seeks to amend the floorspace figures with Table 1 (which divides the figures between north and south of the canal) and Annex B (which further divides the figures between the individual Development Zones within the site), and referenced within conditions 33 and 34 of the outline planning permission, to transfer an amount of the remaining total floorspace and retail floorspace into Zone F and also transfer a small amount of D1 Floorspace into Zone A.

The proposal therefore seeks to:

- Transfer 1,183sqm of remaining, unused floorspace in the south of the site into Zone F;
- Transfer 650sqm of remaining unused A1-A5 retail floorspace from Zone A to Zone F; and
- Transfer 1.008sqm of remaining unused D1 floorspace from Zone D/E to Zone A.

The proposed non-material amendment does not increase the overall quantum of permitted floorspace for the King's Cross Central Development site, as assessed under the Environmental Statement approved under the Outline Planning Permission. Further, the proposal does not increase the maximum floorspace amounts for any use permitted under the same permission, and simply proposes a transfer of a relatively small amount of floorspace between zones.

The overall scheme for King's Cross is a comprehensive, phased, mixed use development within the King's Cross Opportunity Area for a maximum of 713,090m² floorspace and up to 1,700 residential dwellings alongside landscaping and open space. Therefore, in the context of the significant scale of approved development, it is considered that the proposed changes to Annex B of the Outline Planning Permission are 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 This amendment shall only be read in the context of the substantive permission granted on 22/12/2006 under reference number 2004/2307/P and is bound by all the conditions attached to that permission unless otherwise amended by this 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



Daniel Pope
Chief Planning Officer

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