

Application ref: 2023/3199/P
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Date: 29 September 2023

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King's Cross Central General Partner Limited
4 Stable Street
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N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**The King's Boulevard
King's Cross Central
London
N1C 4AB**

Proposal: Non-material amendment to permission reference 2020/0117/P (Reserved Matters application to pedestrianise the Boulevard, and associated seating, lighting and landscaping in compliance with conditions 9, 10, 12, 16, 18, 19, 20, 21, 31, 45, 51, 56, and 64-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area). **CHANGES INCLUDE:** new bollards, cycle stands, relocation of vehicle signage and existing bollards and cycle stands

Drawing Nos: Superseded Plans: P11371-00-001-GIL-0100 Rev 04, P11371-00-001-GIL-0103 Rev 02, P11371-00-001-GIL-0104 Rev 01, P11371-00-001-GIL-0105, P11371-00-001-GIL-0400

Proposed Plans: P11371-01-001-GIL-0100 rev 07, P11371-01-001-GIL-0103 rev 05, P11371-01-001-GIL-0104 rev 04, P11371-01-001-GIL-0105 rev 03, P11371-01-001-GIL-0400 rev 03, General Arrangement Plan Revision Cloud, Landscape Statement July 2023

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, the approved plans of reserved matters application 2020/0117/P shall now be:

Site Location Plan; KXC-PLAN-PLAP-49-A-P01, P11371-01-001-GIL-0100 rev 07, P11371-00-001-GIL-0101 Rev 02, P11371-00-001-GIL-0102 Rev 02, P11371-01-001-GIL-0103 rev 05, P11371-01-001-GIL-0104 rev 04, P11371-01-001-GIL-0105 rev 03, P11371-01-001-GIL-0400 rev 03, P11371-00-001-GIL-0200 Rev 02; P11371-00-001-GIL-0201 Rev 02, P11371-00-001-GIL-0300, P11371-00-001-GIL-0301, P11371-00-001-GIL-0302; P11371-00-001-GIL-0303, P11371-00-001-GIL-0304, P11371-00-001-GIL-0305, P11371-00-001-GIL-0306, Urban Design Report Dated December 2019, Compliance Report dated January 2020; Access and Inclusivity Report dated January 2020, Landscape Statement July 2023

Informative(s):

1 Reason for granting approval:

The proposals seek to introduce amendments to the approved reserved matters application for the pedestrianisation of King's Boulevard which included seating, lighting and landscaping. The amendments are limited to Canal Square to the north of King's Boulevard and Battle Bridge Square to the south.

In Canal Square, the fixed planters would be removed and relocated to another location on King's Boulevard. New fixed bollards would be installed instead.

In Battle Bridge Square, fixed planters would be removed and replaced with fixed bollards. Existing Sheffield cycle stands would be reprovioned and are integrated into the bollards. Existing bollards would be changed to match the design of bollards used on the rest of King's Boulevard. In addition, the existing vehicle 'no entry' signs would be altered and repositioned. An existing bench would also be relocated.

Given the scale of the approved scheme and the relatively minor nature of the proposals, the changes are considered to be non-material to the overall appearance of King's Boulevard.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 07/09/2020 under ref 2020/0117/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance, neighbour impact or transport. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 7/09/2020 under reference number 2020/0117/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

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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