

Lucy Hawkes
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4 AB

Application Ref: **2016/3196/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

20 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
Kings Cross Central
Development Zone B (Public Realm - B4/B6 Finger)
York Way
London
N1C

Proposal:

Revised Enabling Works for part of the King's Boulevard and minor amendments to reserved matters approval reference 2010/0872/P granted on 30/04/2010 relating to amendments to Zone B public realm, Canal Square and B4/B6 secondary street (finger) namely to reconfigure Canal Square, amendments to materials and street furniture, installation of PRI pole, pedestrianising taxi drop off area between B4 and B6 (retrospective) and associated alterations to finishing materials. Matters addressed by this submission entail associated details in compliance with condition nos. 9, 12, 16, 19 & 25 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (2004/2307/P) granted subject to section 106 legal agreement on 22 December 2006).

Drawing Nos: Superseded Plans

TOWN279.8(08)5014 R03, TOWN279.8(08)5008 R04, TOWN279.9(08)5011 R03,
TOWN279.8(08)5017 R02, TOWN279.8(08)7004 R01, TOWN279.8(08)7005 R01,
TOWN279.8(08)6101 R03, TOWN279.8(08)6102 R03, TOWN279.8(08)6106 R03,
TOWN279.8(08)6203 R03.



Plans For Approval

TOWN279.8(09)5018 R00, TOWN279.8(08)5014 R04, TOWN279.8(08)5008 R05,
TOWN279.8(08)5011 R04, TOWN279.8(08)5019 R00, TOWN279.8(08)5017 R03,
TOWN279.8(08)7004 R02, TOWN279.8(08)7005 R02, TOWN279.8(08)6405 R00,
TOWN279.8(08)6101 R04, TOWN279.8(08)6102 R04, TOWN279.8(08)6106 R04,
TOWN279.8(08)6109 R00, TOWN279.8(08)6110 R00, TOWN279.8(08)6111 R00,
TOWN279.8(08)6203 R04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Superseded Plans

TOWN279.8(08)5014 R03, TOWN279.8(08)5008 R04, TOWN279.9(08)5011 R03,
TOWN279.8(08)5017 R02, TOWN279.8(08)7004 R01, TOWN279.8(08)7005 R01,
TOWN279.8(08)6101 R03, TOWN279.8(08)6102 R03, TOWN279.8(08)6106 R03,
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TOWN279.8(08)6101 R04, TOWN279.8(08)6102 R04, TOWN279.8(08)6106 R04,
TOWN279.8(08)6109 R00, TOWN279.8(08)6110 R00, TOWN279.8(08)6111 R00,
TOWN279.8(08)6203 R04.

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

- 3 This approval relates only to the amendments specifically highlighted on the submitted plans and referred to in the application supporting documents and shall only be read in the context of the parent permission granted on 30/04/2010 under reference number 2010/0872/P, and in addition to the condition stated above is bound by all the conditions attached to that permission. Any additional variations/discrepancies shown on the plans and drawings, beyond the specific elements referenced, shall defer in as far as might be material to the parent permission.

Reason: In order to comply with the reasons for granting permission as set out in

the notice to that effect dated 30/04/2010 under reference number 2010/0872/P.

Informative(s):

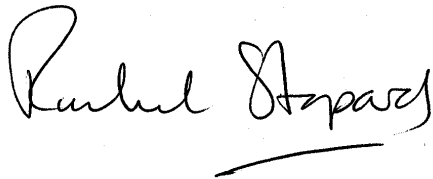
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities