

Frederique Siegel
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Application Ref: **2017/3379/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Kings Cross Central
York Way
London
N1C 4AB

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/0010/P dated 12/04/2016 for installation of 18 internally illuminated, free standing wayfinding signs at various locations across the Kings Cross Central site, namely to increase the number of signs from 18 to 19.

Drawing Nos: Superseded plans: TOWN279(08)5202

Plans for approval: TOWN279(08)5202 R06

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission ref 2016/0010/P shall be replaced with the following condition:



REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Cover letter dated 12/06/2017, Public Realm Wayfinding Scheme Submission Statement December 2015, TOWN279(08)5201, TOWN279(08)5202 R06, TOWN279(08)5203, TOWN279(08)5204, TOWN279(08)5206, TOWN279(08)5205, TOWN279(08)5207, TOWN279(08)5208.

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

Informative(s):

1 Reasons for granting permission.

The proposed sign would share the same size, design and level of illumination as the existing wayfinding signs located around the Kings Cross Central site, and would have an acceptable impact on the character and appearance of the immediate and wider area. Furthermore, the location of the new sign is considered acceptable from a highways perspective and would not have a harmful impact on pedestrian and vehicular safety in the area.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 12/04/2016 ref: 2016/0010/P. In the context of the permitted scheme, it is considered that the additional sign would not have a significant effect on the approved development in terms of its design and impact on neighbouring amenity and pedestrian flow in the area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning