

Miss Emma Bennett
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Application Ref: **2015/6015/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

19 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Coal Drops Yard
Stable Street
King's Cross Central
London
N1C 4AB**

Proposal:

Internal and external alterations associated with the refurbishment of the Western Coal Drops and the northern 20 bays of the Eastern Coal Drops with their adjacent viaducts and the erection of a new roof level extension spanning between the Eastern and Western Coal Drops and new single storey shop units along Lower Stable Street, together with works to create means of access and circulation, hard landscaping, servicing, cycle parking and cycle facilities, for retail uses within Use Classes A1, A2, A3 and/or A4.

Drawing Nos: PL-0001; PL-0002; PL-0003; PL-0004; PL-0005; PL-0006; PL-0011; PL-0012; PL-0013; PL-0014; PL-0015; PL-0021; PL-0022; PL-0023; PL-0031; PL-0032; PL-0111; PL-0112; PL-0113; PL-0115; PL-0121; PL-0122; PL-0123; PL-0131; PL-0132; PL-0133; PL-1011; PL-1012; PL-1013; PL-1014; PL-1015; PL-1016; PL-1021; PL-1022; PL-1023; PL-1024; PL-1031; PL-1032; PL-1033; PL-1041; PL-1042; PL-1043; PL-1044; PL-1045; PL-1047; PL-1048; PL-1049; PL-1050; PL-1051; PL-1052; PL-1053; PL-1054; PL-1055; PL-1056; PL-1057; PL-1071; PL-1072; PL-1073; PL-1074; PL-1075; PL-1076; PL-1077; PL-1078; PL-1079; PL-1080; PL-1081; PL-1082; PL-1083.



Design and Access Statement by Heatherwick Studio dated October 2015; Heritage Statement by Giles Quarme & Associates dated October 2015; Transport Statement by ARUP dated October 2015; Retail Impact Assessment by Nathaniel Lichfield and Partners dated October 2015; Environmental Sustainability Plan by Hoare Lea dated October 2015; Earthworks and Remediation Plan by ARUP dated October 2015; Planning Statement by King's Cross Central General Partner Ltd dated October 2015; Operational Noise Assessment Report by Hoare Lea dated October 2015; Written Scheme of Investigation for an Archaeological Watching Brief by Museum of London Archaeology dated 15 October 2015.

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:

PL-0001; PL-0002; PL-0003; PL-0004; PL-0005; PL-0006; PL-0011; PL-0012; PL-0013; PL-0014; PL-0015; PL-0021; PL-0022; PL-0023; PL-0031; PL-0032; PL-0111; PL-0112; PL-0113; PL-0115; PL-0121; PL-0122; PL-0123; PL-0131; PL-0132; PL-0133; PL-1011; PL-1012; PL-1013; PL-1014; PL-1015; PL-1016; PL-1021; PL-1022; PL-1023; PL-1024; PL-1031; PL-1032; PL-1033; PL-1041; PL-1042; PL-1043; PL-1044; PL-1045; PL-1047; PL-1048; PL-1049; PL-1050; PL-1051; PL-1052; PL-1053; PL-1054; PL-1055; PL-1056; PL-1057; PL-1071; PL-1072; PL-1073; PL-1074; PL-1075; PL-1076; PL-1077; PL-1078; PL-1079; PL-1080; PL-1081; PL-1082; PL-1083.

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

- 3 Detailed drawings, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the development is begun:

a) Detailed drawings and/or samples as appropriate of all external materials and finishes. The material under this condition shall be displayed in the form of samples boards to be retained on site for the duration of the relevant works.

b) Typical details of all balustrades and railings at a scale of 1:10.

c) Details of measures to secure the access cores at night within the Eastern Coal

Drop and the Western Coal Drop.

d) Full details of hard and soft landscaping and means of enclosure of all un-built, open areas including the Eastern Coal Drops Viaduct, the Western Coal Drops Viaduct and the Wharf Road Viaduct (in relation to which, details will include levels and the interface with the bridge from the Eastern Coal Drops), including samples of typical paving, setts and other hard landscaping treatment.

The relevant part of the development shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area, ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area and ensures access for all in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 4 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Details of any meter boxes, flues, vents or pipes, telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails to be installed on the external face of the building, shall be submitted to and approved in writing by the local planning authority prior to their/its construction.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The development shall not be carried out otherwise than in accordance with the Written Scheme of Investigation for Archaeological Watching Brief by MOLA dated 15 October 2015 hereby approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to ensure the development includes measures which seek to address personal safety, security and crime prevention, and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14, CS15, CS17 of the London Borough of Camden LDF Core Strategy (2010) and DP24 of the London Borough of Camden LDF Development Policies (2010).

- 8 Prior to commencement on the relevant part of the development hereby approved details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. The works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden LDF Core Strategy (2010).

- 9 Prior to occupation of the building hereby approved the proposed internal cycle storage area within Lower Stable Street (54 spaces) and the external cycle storage area on Stable Street (54 spaces) as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of DP17 and DP18 of the London Borough of Camden LDF Development Policies (2010).

- 10 In the event that additional significant contamination is found at any time when implementing the approved development it must be reported in writing immediately

to the local planning authority. An investigation and risk assessment must then be undertaken in accordance with the requirements of CLR11, and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority prior to occupation of any part of the development hereby approved.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with the requirements of the National Planning Policy Framework.

- 11 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

- 12 Any retail units used for Class A3 and A4 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 08.00-00.30 Monday to Thursday, 08:00-01:30 Friday and Saturday, and 08:00-23:30 on Sundays and Public/ Bank Holidays.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden LDF Core Strategy, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

- 13 Prior to occupation, full details of wayfinding including the number and details design of free standing totems and signs shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and ensure access for all in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 14 No less than 30 of the approved retail units shall have a floor area of 200 sqm GEA or less, of those units no less than 10 shall have a floor area of 100 sqm GEA or

less.

Reason: To ensure that adequate provision is made for small and independent shops in accordance with policy DP10 of the London Borough of Camden Local Development Framework Development Policies.

- 15 The 5 remaining brackets from the canopy at the Western Coal Drops which are in good condition but not being retained in situ shall be reused where possible elsewhere in the development at public locations agreed in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the conservation area in accordance with the requirements of policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

- 2 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning

Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

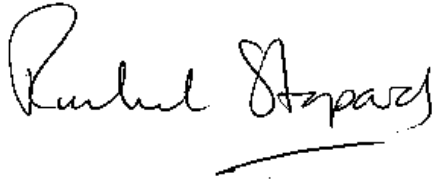
- 3 You are advised it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

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 the name.

Rachel Stopard
Director of Culture & Environment