

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

Application Ref: **2015/6018/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)

Approval of Reserved Matters Granted

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

Proposal:

Reserved matters in connection with the refurbishment of the 16 Western Wharf Road Arches and the southern 5 bays of the Eastern Coal Drops and its adjacent viaduct within Development Zones I and M for retail uses within Use Classes A1, A2, A3 and/or A4 together with hard landscaping within the Coal Drops Yard. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10,14,16-24, 27-28, 31, 33-39, 42-43, 45-46, 48-49, 51, 56, 57, 60, 62, and 64-67 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: 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.

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 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.

- 2 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 a samples board 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.

- 3 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.

- 4 Prior to the commencement of the relevant part of the development hereby approved, details of the canal side openings shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.

Details shall include:

- a) the proposed gates and their positioning within the arches,
- b) lighting, and
- c) methods for reducing conflict with pedestrians and cyclists on the towpath.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the proposed works do not have any adverse impact on the safety of waterway users in accordance with policies CS11, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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.

- 6 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).

- 7 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).

- 8 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.

- 9 No deliveries, collections, loading or unloading shall occur within the Coal Drops Yard other than between the hours of 06:00 to 10:00 and 19.00-21.00pm on Monday to Sunday including Public/Bank Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to ensure pedestrian safety in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden LDF Core Strategy, DP20, DP26 and DP28 of the London Borough of Camden LDF Development Policies (2010).

- 10 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).

- 11 Prior to occupation, full details of wayfinding include 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.

Informative(s):

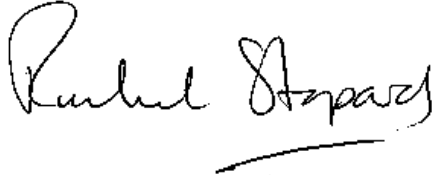
- 1 You are advised it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network 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.
- 2 You are advised that any encroachment or access onto the canal towpath requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding the required access agreement.
- 3 You are advised to refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-codeof-practice>).

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