

Miss Jen Ponting  
Argent (King's Cross) Ltd  
4 Stable Street  
King's Cross  
London  
N1C 4AB

Application Ref: **2016/2866/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 1222

23 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**Coal Drops Yard**  
**Former Site at Kings Cross Railway Lands**  
**York Way**  
**Camden**  
**London**  
**N1C 4AG**

#### **Proposal:**

Reserved matters relating to amendments to hard landscaping of the Coal Drops ramp and surface of the Wharf Road Viaduct including changes to the layout of planting beds, benches and vehicle restraints and minor levels adjustments as an amendment to reserved matters approval 2014/5272/P dated 27/10/2014 for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

#### **Drawing Nos: Superseded plans:**

279.14(08)3001 R04, 279.14(08)5001 R03, 279.14(08)5002 R05, 279.14(08)7001 R08,  
279.14(08)7002 R08, 279.14(08)4301 R01, 279.14(08)4302 R01, 279.14(08)6101 R02,  
279.14(08)6101 R02, 279.14(08)6102 R02, 279.14(08)6103 R01, 279.14(08)6104 R02,



279.14(08)6105 R02, 279.14(08)6106 R00, 279.14(08)6107 R00, 279.14(08)6201 R02, 279.14(08)6401 R02, 279.14(08)6402 R01, 279.14(08)6403 R01, 279.14(08)6404 R01, 279.14(08)6405 R01, 279.14(03)5005 R04.

Plans for approval:

KXC-PLAN-PLAP-20-A-P01 P01, 279.14(08)3001 R06, 279.14(08)5001 R06, 279.14(08)5002 R07, 279.14(08)7001 R11, 279.14(08)7002 R11, 279.14(08)4301 R02, 279.14(08)4302 R02, 279.14(08)6101 R03, 279.14(08)6102 R03, 279.14(08)6103 R02, 279.14(08)6104 R04, 279.14(08)6105 R04, 279.14(08)6106 R02, 279.14(08)6107 R01, 279.14(08)6201 R04, 279.14(08)6401 R04, 279.14(08)6402 R03, 279.14(08)6403 R02, 279.14(08)6404 R02, 279.14(08)6405 R02, 279.14(03)5005 R06.

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:

279.14(08)3001 R04, 279.14(08)5001 R03, 279.14(08)5002 R05, 279.14(08)7001 R08, 279.14(08)7002 R08, 279.14(08)4301 R01, 279.14(08)4302 R01, 279.14(08)6101 R02, 279.14(08)6101 R02, 279.14(08)6102 R02, 279.14(08)6103 R01, 279.14(08)6104 R02, 279.14(08)6105 R02, 279.14(08)6106 R00, 279.14(08)6107 R00, 279.14(08)6201 R02, 279.14(08)6401 R02, 279.14(08)6402 R01, 279.14(08)6403 R01, 279.14(08)6404 R01, 279.14(08)6405 R01, 279.14(03)5005 R04.

Plans for approval:

KXC-PLAN-PLAP-20-A-P01 P01, 279.14(08)3001 R06, 279.14(08)5001 R06, 279.14(08)5002 R07, 279.14(08)7001 R11, 279.14(08)7002 R11, 279.14(08)4301 R02, 279.14(08)4302 R02, 279.14(08)6101 R03, 279.14(08)6102 R03, 279.14(08)6103 R02, 279.14(08)6104 R04, 279.14(08)6105 R04, 279.14(08)6106 R02, 279.14(08)6107 R01, 279.14(08)6201 R04, 279.14(08)6401 R04, 279.14(08)6402 R03, 279.14(08)6403 R02, 279.14(08)6404 R02, 279.14(08)6405 R02, 279.14(03)5005 R06.

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 27/10/2014 under

reference number 2014/5272/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 27/10/2014 under reference number 2014/5272/P.

Informative(s):

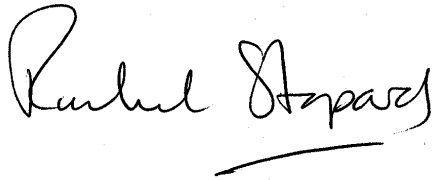
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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