

Mr Joel Cooper
BAM Construction
Gate 22D Fish & Coal Office Granary
Square London N1C 4AA United
Kingdom

Application Ref: **2016/4440/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

14 September 2016

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Fish and Coal Office
Former Site at Kings Cross Railway Lands
York Way
London
N1C 4AG

Proposal:

Details of external lighting required by condition 4 of planning permission 2014/5272/P dated 27/10/2014 for (Reserved matters relating to the Fish and Coal Offices and Eastern Wharf Road Arches within Development Zone I 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 subject to a S106 agreement reference: 2004/2307/P dated 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area).

Drawing Nos: BAMSE-TSE 014; BAMSE-TSE 016; Spec Sheet #TOB 4206HAB-CG; Pillar Offset Wall Light 7216; 4431 BAMSE 7604 C1; 20227/107/1300/01 Rev F; BAMSE-Able Infrastructure TSE 35-002; EX2;



The Council has considered your application and decided to grant permission

Informatives:

- 1 The applicant has provided details of the external lighting which include the details of the different lighting arrangement for the building and the bollard lighting. The details of the CCTV cameras have also been included within this application for information purposes and the proposals to install them on the building, are considered acceptable in this instance due to the proposed small units being sensitively located. The external bollards are designed so they illuminate the pavement at an acceptable level so to minimise light pollution in accordance with the parent permission. All of the external lighting proposed is considered appropriate in the context of the parent building and acceptable for the approval of details as they are considered to conserve biodiversity by minimising light pollution in accordance with planning policy. They are appropriate in terms of their design and detailing ensuring a high quality addition to the building will be achieved.

The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

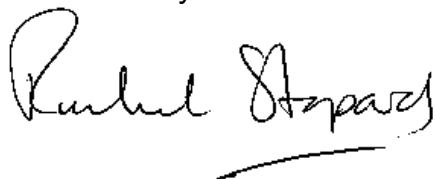
- 2 You are reminded that conditions 2 a) and c) of planning permission 2014/5272/P dated 27/10/2014 are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities

