

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

Application Ref: **2017/0203/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

14 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Gate 22D
Fish & Coal Office
Granary Square
London
N1C 4AA
United Kingdom

Proposal:

Details required by Condition 2a (balustrade details) attached to planning permission 2014/5272/P dated 27/10/2014 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: Covering letter dated 13.01.2017; KXC-CDY-12-001-y0ssl-34-508 [G] - 09 Rev 00;



The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission.

The applicant has provided details of the proposed new balustrade to the viaduct with the details of the materials and the details of fixing. The balustrades are to be powder coated a Black Grey colour. All materials and details are considered appropriate in the context of the parent building and acceptable for the approval of details. They are appropriate in terms of their colour and detailing ensuring a high quality finish 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 CS14 and CS15 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.

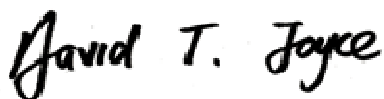
2 You are advised that all conditions 2 of planning permission 2014/5272/P dated 27/10/2014 have been approved.

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



David Joyce
Director of Regeneration and Planning