

Mr Joel Cooper
BAM Construction
Kings Cross EGY 2nd Floor, Canal
Reach, York Way Kings Cross London
N1C 4BE United Kingdom

Application Ref: **2017/4079/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

21 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Coal Drops Yard
Stables Street
King's Cross
LONDON
N1C 4AB**

Proposal:

Details required by Condition 2b (balustrade and railing details) attached to planning permission 2015/6018/P dated 19/01/2016 relating to Coal Drops Yard for 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: BD4389-A-34-1GF Rev 012; 401110 Rev 001; 400256 Rev 005; 401010 Rev 003; 401210 Rev 007; 400110 Rev 001; 400111 Rev 001; 400121 Rev 002; 400246 Rev 001; BD4389-A-34-1GF104 Rev 003; 5101 Rev 009; 5601 Rev 007; 5801 Rev 006; 5901 Rev 007; 5902 Rev 001; 51201 Rev 006; 501 [G]-01 Rev 07; [G] - 01 Rev 06; 504 [G] Rev 04; 505 [G] -03 Rev 05; 532 [G] - 01; 533 [G]-02; 534 [G] -03; 500 [G] -01 Rev 10; Schedule of Samples;



The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Condition 2b of permission 2015/6018/P requires full details of the proposed railings and banisters across the site.

The Council's conservation officer and Planning Officer have assessed the proposals and in relation to design, details and specification and have assessed the materials on site. The details are considered appropriate as they will not dominate the external look and feel of the buildings, are sympathetic to the general area and in line with the materials which are installed across the wider site.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. An objection to this application has been received and has been taken into account in the recommendation of this decision. The full impact of the proposed development has already been assessed. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

As such, 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, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

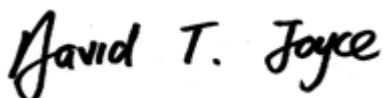
- 2 You are advised that conditions 2 (Part), 4, 6 and 11 of permission 2015/6018/P are outstanding and require details to be submitted and approved to the Local Planning Authority

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

