

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

Application Ref: **2017/5334/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

30 October 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 5 (meter boxes, flues, vents or pipes) attached to planning permission 2015/6015/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: KXC-M0-001-BD4389-A-27-5246; KXC-M1-001-BD4389-A-27-4511; KXC-M1-001-BD4389-A-27-4512; KXC-M1-001-BD4389-A-27-4513; KXC-M2-001-BD4389-A-27-4521; KXC-M2-001-BD4389-A-27-4522; KXC-M1-001-BSE4389-P-52-70080; KXC-M2-001-BSE4389-P-52-70080; KXC-M1-001-BSE4389-P-52-10001; KXC-M0-001-BD4389-A-27-5222; KXC-M0-001-BD4389-A-27-4200; KXC-M0-001-BD4389-A-27-4220; KXC-M1-001-BD4389-A-27-4221; KXC-M2-001-BD4389-A-27-4222; Sample Sheet 096; BAMSE-CDY-TSE 016 item 1.2 External PTZ camera; BAMSE-CDY-TSE 021;



The Council has considered your application and decided to grant permission

Informative(s):

- 1 Condition 5 of permission 2015/6015/P requires full details of any meter boxes, flues, vents or pipes, telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails to be installed on the external face of the coal drops yard thereby approved. Full details as well as sample sheets and specification has been submitted. There are no meter boxes, alarm boxes, television aerials or satellite dishes installed on the external face of the building.

The Council has assessed the information and materials and in relation to design, details and specification and they are considered appropriate as they will not dominate the external look and feel of the buildings and are sympathetic in their location on the building. The Conservation Officer and Planning Officer have had a look at the samples on site, where appropriate, and are happy with the considered approach.

The details submitted for condition 5 are considered sufficient to demonstrate that the proposed equipment will be sensitively located and suitable for the site.

The site's planning history and relevant appeal decisions were taken into account when coming to 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 policy CS14 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 as well as Policies C6, D1 and D2, of Camden's Local Plan 2017.

- 2 You are advised that conditions 3 (Part), 13 and 15 of permission 2015/6015/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 T. Joyce

David Joyce
Director of Regeneration and Planning