

Mr Joel Cooper
BAM Construction
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London
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Application Ref: **2017/4431/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 3a (External works-Roof, Roof cheeks and Gabel Ends) 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: Sample/Benchmark Approval BAM 300-43 Rev 1; BAM-SK-PL-01; BAM-SK-PL-02; KXC-M1-001-BD4389-A-20-313 Rev 3; KXC-M1-001-BD4389-A-20-314 Rev 3; KXC-M1-001-BD4389-A-20-315 Rev 4; KXC-M1-001-BD4389-A-20-316 Rev 3; KXC-M2-001-BD4389-A-20-306 Rev 3; KXC-M2-001-BD4389-A-20-307 Rev 3; KXC-M2-001-BD4389-A-20-308 Rev 3; KXC-M2-001-BD4389-A-20-309 Rev 1; KXC-M2-001-BD4389-A-20-310 Rev 3; KXC-M2-001-BD4389-A-20-311 Rev 3; KXC-M1-001-BD4389-A-21-4310



Rev 2; KXC-M2-001-BD4389-A-21 - 4307 Rev 8; KXC-M2-001-BD4389-A-20-4308 Rev 7; KXC-M0-001-BD4389-A-27-4200 Rev 6; KXC-M0-001-BD4389-A-27-4220 Rev 5; KXC-M0-001-BD4389-A-27-5222 Rev 6; KXC-M0-001-BD4389-A-27-5223 Rev 5; KXC-M0-001-BD4389-A-27-5224 Rev 2; KXC-M0-001-BD4389-A-27-5227 Rev 5; KXC-M0-001-BD4389-A-27-5420 Rev 10; KXC-M1-001-BD4389-A-27-4221 Rev 8; KXC-M1-001-BD4389-A-27-5241 Rev 5; KXC-M1-001-BD4389-A-27-102104 Rev 2; KXC-M1-001-BD4389-A-27-102105 Rev 2; KXC-M2-001-BD4389-A-27-4222 Rev 7; KXC-M2-001-BD4389-A-27-102101 Rev 2; KXC-M2-001-BD4389-A-27-102102 Rev 2; KXC-M2-001-BD4389-A-27-102103 Rev 2;

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Condition 3a of permission 2015/6015/P requires full details of the external materials including the Roofs, Roof Cheeks and Gable Ends proposed for the coal drops yard thereby approved. Full details as well as sample sheets and specification has been submitted.

The Council has assessed the information and materials and in relation to design, details and specification and they are considered appropriate as they are high quality materials that are sympathetic to the building and in line with the materials which are used on the existing building. The Conservation Officer and Planning Officer have had a look at the samples on site and are happy with the considered approach.

The details submitted for condition 3a are considered sufficient to demonstrate that the proposed materials will be of high quality design 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 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, as well as Policies C6, D1, D2, A2 and A3 of Camden's Local Plan 2017.

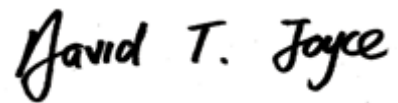
- 2 You are advised that conditions 3 (Part), 5, 13 and 15 of permission 2015/6015/P are outstanding and require details to be submitted and approved to the Local Planning Authority.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning