

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

Application Ref: **2017/4665/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

14 December 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 Materials - Glazing, shopfronts, windows, soffits, and metal panels) attached to 2015/6015/P dated 19/01/2016 relating to Coal Drop 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: HLN.0262 Form 300-42 Rev 1; Coal Drops Yard Upper level mock up; KXC-M1-001-BD4389-A-20-313 Rev 003; KXC-M1-001-BD4389-A-20-314 Rev 003; KXC-M1-001-BD4389-A-20-315 Rev 004; KXC-M1-001-BD4389-A-20-316 Rev 003; KXC-M2-001-BD4389-A-20-306 Rev 003; KXC-M2-001-BD4389-A-20-307 Rev 003; KXC-M2-001-BD4389-A-20-308 Rev 003; KXC-M2-001-BD4389-A-20-309 Rev 001; KXC-M2-001-BD4389-A-20-310 Rev 003; KXC-M2-001-BD4389-A-20-311 Rev 003; KXC-M2-001-BD4389-A-20-312 Rev 004; KXC-M0-001-BD4389-A-21-100 Rev 004; KXC-M0-001-



BD4389-A-21-101 Rev 004; KXC-M0-001-BD4389-A-21-150; KXC-M0-001-BD4389-A-21-151; KXC-M0-001-BD4389-A-21-152; KXC-M0-001-BD4389-A-21-4200 Rev 011; KXC-M0-001-BD4389-A-21-4201 Rev 05; KXC-M0-001-BD4389-A-21-4202 Rev 004; KXC-M0-001-BD4389-A-21-4203 Rev 005; KXC-M0-001-BD4389-A-21-4204 Rev 004; KXC-M0-001-BD4389-A-21-5206 Rev 003; KXC-M0-001-BD4389-A-21-5207 Rev 003; KXC-M0-001-BD4389-A-21-5208 Rev 003; KXC-M0-001-BD4389-A-21-5209 Rev 02; KXC-M0-001-BD4389-A-21-5210 Rev 003; KXC-M0-001-BD4389-A-21-5403; KXC-M0-001-PR3451-Y-31-00-TYPE 1B; KXC-M0-001-PR3451-Y-31-GF-TYPE 1B; Propak Drawings KXC-M0-001-PR3451-Y-31-00-TYPE 1B through to KXC-M0-001-PR3451-Y-31-00-TYPE 21 (inclusive); KXC-M1-001-BD4389-A-20-315 Rev 4; KXC-M1-001-BD4389-A-20-316 Rev 3; KXC-M1-001-BD4389-A-20-313 Rev 3; KXC-M1-001-BD4389-A-20-314 Rev 3; KXC-M2-001-BD4389-A-20-310 Rev 3; KXC-M2-001-BD4389-A-20-311 Rev 3; KXC-M0-001-BD4389-A-21-150; KXC-M0-001-BD4389-A-21-151; KXC-M0-001-BD4389-A-21-152; KXC-M0-001-BD4389-A-21-5403; KXC-M0-001-BD4389-A-27-4450 Rev 4; KXC-M0-001-BD4389-A-27-4451 Rev 3; KXC-M0-001-BD4389-A-27-4452 Rev 3; KXC-M0-001-BD4389-A-27-5210 Rev 3;

Informative(s):

- 1 Condition 3a of permission 2015/6015/P requires full details of all external materials and finishes proposed for the coal drops yard thereby approved.

Due to the complex nature of the scheme, this approval of details application has been submitted in three parts. A number of drawings have been submitted for this part discharge of condition 3a with information which includes the glazing 'families' of design for the shopfronts, details of the feature glazing, windows and timber infills, upper level external soffit and metal panels as well as samples of the proposed finishes.

The Council including the conservation officer and the planning officer 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, are sympathetic to the general area and in line with the materials which are used on the existing building.

The details submitted for condition 3a are considered sufficient to demonstrate that the proposed external 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 2010.

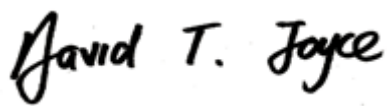
- 2 You are advised that condition 13 of permission 2015/6015/P is outstanding and require details to be submitted and approved to the Local Planning Authority.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning