

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

Application Ref: **2017/4679/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

13 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 2a (External Materials - Glazing, shopfronts, windows, soffits, and metal panels) attached to 2015/6018/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: BAM-SK-PL-03; BAM-SK-PL-04; 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-M2-001-BD4389-A-20-312 Rev 4; KXC-M0-001-BD4389-A-21-100 Rev 4;
 KXC-M0-001-BD4389-A-21-101 Rev 4; KXC-M0-001-BD4389-A-21-4200; KXC-M0-001-
 BD4389-A-21-4201;
 KXC-M0-001-BD4389-A-21-4202 Rev 4; KXC-M0-001-BD4389-A-21-4203 Rev 5;
 KXC-M0-001-BD4389-A-21-4204 Rev 4; KXC-M0-001-BD4389-A-21-5206 Rev 3;
 KXC-M0-001-BD4389-A-21-5207 Rev 3; KXC-M0-001-BD4389-A-21-5208 Rev 3;
 KXC-M0-001-BD4389-A-21-5209 Rev 2; KXC-M0-001-BD4389-A-21-5210 Rev 3;
 KXC-M0-001-PR3451-Y-31-00-TYPE 1B Rev 5; KXC-M0-001-PR3451-Y-31-GF-TYPE 1B
 Rev 5;
 KXC-M0-001-PR3451-Y-31-GF-TYPE 2C Rev 5; KXC-M0-001-PR3451-Y-31-00-
 TYPE 3LH Rev 5;
 KXC-M0-001-PR3451-Y-31-GF-TYPE 3LH Rev 5; KXC-M0-001-PR3451-Y-31-00-
 TYPE 3RH Rev 5;
 KXC-M0-001-PR3451-Y-31-GF-TYPE 3RH Rev 5; KXC-M0-001-PR3451-Y-31-00-
 TYPE 3BLH Rev 5;
 KXC-M0-001-PR3451-Y-31-GF-TYPE 3BLH Rev 5; KXC-M0-001-PR3451-Y-31-00-
 TYPE 3BRH Rev 5;
 KXC-M0-001-PR3451-Y-31-GF-TYPE 3BRH Rev 5; KXC-M0-001-PR3451-Y-31-GF-
 TYPE 3CRH Rev 5;
 KXC-M0-001-PR3451-Y-31-00-TYPE 3CRH Rev 5; KXC-M0-001-PR3451-Y-31-00-
 TYPE 4BLH Rev 5;
 KXC-M0-001-PR3451-Y-31-00-TYPE 4BRH Rev 5; KXC-M0-001-PR3451-Y-31-00-
 TYPE 4CLH Rev 5;
 KXC-M0-001-PR3451-Y-31-00-TYPE 5BLH; KXC-M0-001-PR3451-Y-31-00-TYPE 5BRH;
 KXC-M0-001-PR3451-Y-31-00-TYPE 6C Rev 5; KXC-M0-001-PR3451-Y-31-GF-TYPE 6C
 Rev 5;
 KXC-M0-001-PR3451-Y-31-00-TYPE 7 Rev 5; KXC-M0-001-PR3451-Y-31-GF-TYPE 7
 Rev 5;
 KXC-M0-001-PR3451-Y-31-00-TYPE 7A Rev 5; KXC-M0-001-PR3451-Y-31-GF-TYPE 8
 Rev 5;
 KXC-M0-001-PR3451-Y-31-GF-TYPE 9 Rev 5; KXC-M0-001-PR3451-Y-31-GF-TYPE 10
 Rev 5;
 KXC-M0-001-PR3451-Y-31-00-TYPE 11 Rev 5; KXC-M0-001-PR3451-Y-31-00-T

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

Informative(s):

- 1 Condition 2a of permission 2015/6018/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 application has been submitted in three parts. A number of drawings have been submitted for this part discharge of condition 2a with information which includes the Feature Glazing, shopfronts, window and timber infills, upper level external soffit and metal panels.

The Council including the conservation officer and the planning officer have 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 2a 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 11 of permission 2015/6018/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