

Application ref: 2018/2441/P
Contact: Jenna Litherland
Tel: 020 7974 3070
Date: 30 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Benchmark Development Planning Ltd
Benchmark House
3 Harnwood Road
Salisbury
SP1 3YD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Unit 4
Coal Drops Yard
(Western Coal Drop)
King's Cross
London**

Proposal: External seating areas for two restaurants one at viaduct and one yard level including: a canopy structure at viaduct level, and at both levels planters; tables and chairs; lighting; heat lamps and other ancillary restaurant facilities.

Drawing Nos: BEN 1; BEN 2; BEN 001; BEN 002; (BKX) P01 SK A, P02 SK A, P03 SK A, P04 SK B, P05 SK A, P06 SK A, P07 SK B, P08 SK A; (17007) 002 P, 020 P, 021P, 022 P, 100 P, 103 P, 104 P, 132 P, 210 P, 211 P rev P2, 212 P, 305 P rev P2, 306 P, 307 P, 322 P, 323 P, 324 P, 345 P, 344 P, 710 P Rev P3, 11584-M18; Bundle 1 rev B i; Bundle 1 rev B ii; Statement by Hart Bros Restaurants Ltd dated May 2018; Cover letter by Benchmark dated May 2018; Heritage, Design and Access Statement by Benchmark dated May 2018; List of Documents for Approval by Benchmark dated 26/07/18.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three

years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in the materials specified in the approved application or other such materials to be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

BEN 1; BEN 2; BEN 001; BEN 002; (BKX) P01 SK A, P02 SK A, P03 SK A, P04 SK B, P05 SK A, P06 SK A, P07 SK B, P08 SK A; (17007) 002 P, 020 P, 021P, 022 P, 100 P, 103 P, 104 P, 132 P, 210 P, 211 P rev P2, 212 P, 305 P rev P2, 306 P, 307 P, 322 P, 323 P, 324 P, 345 P, 344 P, 710 P Rev P3, 11584-M18; Bundle 1 rev B i; Bundle 1 rev B ii; Statement by Hart Bros Restaurants Ltd dated May 2018; Cover letter by Benchmark dated May 2018; Heritage, Design and Access Statement by Benchmark dated May 2018; List of Documents for Approval by Benchmark dated 26/07/18.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the first use of the premises at yard level, the ventilation and filtration equipment to suppress and disperse fumes and/or smells created from cooking activities on the premises, shall be installed and be in full working order in accordance with the approved scheme. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations and maintenance contract hereby approved. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Reason: To safeguard the amenities of the premises and the area generally in

accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

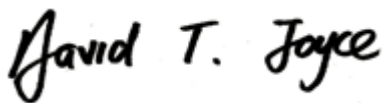
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are advised that the signage shown on the submitted drawings may require advertisement consent.

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