

Application ref: 2018/3107/P
Contact: Kate Henry
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Date: 16 October 2018

Development Management
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Kings Cross Central General Partner Ltd
Kings Cross EGY
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Canal Reach
York Way
London
N1C4BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Coal Drops Yard
Stable Street
King's Cross Central
London
N1C 4AB

Proposal:

Details of canal side openings required by condition 4 of reserved matters approval 2015/6018/P, dated 19/01/2018 (for the refurbishment of the 16 Western Wharf Road Arches and the southern 5 bays of the Eastern Coal Drops and its adjacent viaduct within Development Zones I and M for retail uses within Use Classes A1, A2, A3 and/or A4 together with hard landscaping within the Coal Drops Yard)

Drawing Nos: Cover letter dated 28/06/2018; Custom Aluminum Bulkhead Fitting drawing (undated); Gate Design Option A photograph (undated); Gate Design Option A technical sheet (undated); Cycle Chicane location plan (undated); KXC - 12- 001-BD4389-A-24-4400 Rev 002; KXC-M2-001-Y-H4117-81; KXC - 12- 001-BD4389-A-(90)-400405 Rev 003; Expanded mild steel drawing (undated); Lights / CCTV Location plan, dated 09/05/2018

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

Informative(s):

1 Reasons for granting

The proposal seeks to discharge condition 4 of planning permission 2015/6018/P, dated 19/01/2018, which sought details of the canal side openings, including the proposed gates and their positioning within the arches; lighting; and methods for reducing conflict with pedestrians and cyclists on the towpath. The condition states that the details shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canal & River Trust.

The Canal & River Trust have reviewed the details and have requested that the currently utilitarian appearance of the mesh panel above the gates be revised, to be of a design which takes its cues from, and is closely related to, the shutters beneath, once pulled shut. Otherwise, they have no objection to the discharge of condition 4.

The proposed gates and bulkhead lighting have already been installed and having inspected them on site, the Council's Conservation Officer is satisfied with the positioning and design detail. The design, including that of the mesh panel above the main gates, is considered to be appropriate to the host building.

The proposed cycle chicane, to reduce conflict between pedestrians and cyclists on the towpath, is also considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

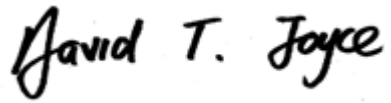
The proposed development is in general accordance with Policies CS11, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP17 and DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2015/6018/P, dated 19/01/2018, which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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