

Application ref: 2018/2616/P
Contact: Kate Henry
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Date: 3 October 2018

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Laura Murray
4 Stable Street
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N1C 4AB
United Kingdom

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 3d (hard and soft landscaping and means of enclosure) 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: Cover letter dated 04/06/2018; Drawing no. KXC-M0-001-BD4389-A-90-100 Rev. 007

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting

The proposal seeks to discharge condition 3 (d) of planning permission 2015/6015/P, dated 19/01/2016, which sought details of hard and soft landscaping and means of enclosure of all un-built, open areas including the Eastern Coal Drops Viaduct, the Western Coal Drops Viaduct and the Wharf

Road Viaduct. The details submitted include a cover letter and a drawing to illustrate the external paving layout.

A previous application to discharge this same condition was approved by the Council on 13/09/2017, under planning reference 2017/3929/P. The approved drawings showed the structural footprint of the plimsoll viaduct being constructed with a surface of 'lightly sawn textured granite setts, sourced from site', surrounded by a strip of new square granite setts of 100x100x100 deep.

Due to an unforeseen shortage of high quality salvaged cobbles, this application now proposes sea black setts marking the structural footprint of the viaduct, surrounded by a two row border of the same around the periphery. This type of surfacing is the same as previously approved for the area of paving at yard level to the north western side of the Eastern Coal Drops.

Insofar as the revised proposal means that the areas marking historic viaduct structures will all be treated the same, the details are 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 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.

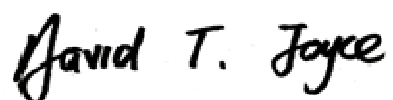
- 2 This application solely relates to the material finish to mark to location of the plimsoll viaduct. All other details in respect of condition 3d of planning permission 2015/6015/P are as approved under approval of details application reference 2017/3929/P, dated 13/09/2017
- 3 You are advised that all conditions relating to planning permission 2015/6015/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 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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Director of Regeneration and Planning