

Patrick Marfleet  
Principal Planning Officer  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

19 May 2023

Dear Patrick,

APPLICATION FOR FULL PLANNING PERMISSION, ADVERTISEMENT CONSENT AND LISTED BUILDING CONSENT (RELATING TO EASTERN COAL DROPS), COAL DROPS YARD, KING'S CROSS CENTRAL  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS 2007  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)

On behalf of King's Cross Central General Partner Limited (KCCGPL) please find enclosed an application for Full Planning Permission for enhancement works to the area known as Coal Drops Yard, Kings Cross Central, and an application for Listed Building Consent for associated works proposed to the Grade II listed Eastern Coal Drops (the eastern wing of Coal Drops Yard). The submission comprises:

- This covering letter;
- A signed and dated application form for both Full Planning Permission and Advertisement Consent; and a signed and dated application for Listed Building Consent;
- Submission material, comprising:
  - Design and Access Statement (include Heritage commentary)
  - Site Location Plan
  - Application Drawings

## **The proposals**

A suite of planning submissions was approved in 2015 for the Coal Drops Yard development within King's Cross Central. This included Reserved Matters Approval (ref. 2015/6018/P), Full Planning Permission (Ref. 2015/6045/P), Listed Building Consent applications (Ref. 2015/6016/L, 2017/6732/L, 2018/2566/L and 2018/3623/L) for works to the Eastern Coal Drops and its associated viaduct and an advertisement consent application (Ref. 2018/3622/A). A series of lighting and public realm interventions were later granted in 2019 (Ref. 2019/4509/P / 2019/4149/L) and in 2020 (Ref. 2020/3110/P).

We are committed to continued investment in Coal Drops Yard to ensure it retains its status as a vibrant year-round destination where visitors can shop, eat and drink, as well as dwell and experience art, culture and events.

The proposals which form the subject of the application are a direct response to retailer and shopper feedback and comprise a package of works to the building(s) and the surrounding public realm within Coal Drops Yard, which broadly comprise signage and wayfinding, and lighting upgrades. These are considered individually below.

All of the proposed works have been developed in consultation with Malcolm Fryer Architects providing heritage advice. A supporting statement with regard to heritage is provided within the submitted Design and Access Statement and should be read in conjunction to this letter.

## **Lighting**

The proposals comprise principally three lighting interventions:

1. New lighting to the linear stepped ceiling of the 'kissing roof';
2. New lighting to the underside of the viaduct; and
3. Replacement lighting to the Stable Street entrances and walkways between into the Yard.

The principle of introducing lighting to the kissing roof was agreed under the 2019 planning permission (ref. 2019/4509/P), however this was never implemented. Following a detailed review of the proposal, a revised design is submitted as part of this application. The proposal still seeks to reduce the caving effect associated with the 'kissing roof' roof form, but would utilise discreet LED strip lighting within each 'step' of the roof, therefore accentuating the linear stepped ceiling and drawing out the 'kissing roof' as a feature to be enjoyed after dark. Careful consideration has been given to the tone of the proposed lighting to ensure that it is 'warm white' to match the tone of the existing lighting in the immediate surrounds and ensure a coordinated and consistent approach.

The proposals at the yard and viaduct levels and to the Stable Street entrances include a series of lighting enhancements to improve lighting conditions in areas which are currently poorly lit and in turn would seek to aid navigation into and around the Yard after dark.

Special attention has been paid to ensuring that in lighting the underside of the viaduct, the lighting is an appropriate level of intensity and angled so as not to project onto the floor. It will serve to reveal the architectural feature and provide subtle illumination to pedestrians at the yard level.

All lights would be fitted with coloured light capability, which would be used only for special events.

The Stable Street entrances are currently illuminated. However, to improve the appeal of the entrances and walkways into the yard it is proposed that the existing white LED uprights are replaced with identical colour luminaires.

It is considered that holistically the lighting will serve to increase the ambient lighting levels in areas of Coal Drops Yard which are currently lacking in light, improving the feeling of safety and comfort, as well as assisting with wayfinding.

## **Signage**

Following consistent customer and retailer feedback regarding the challenges of navigating the different levels and areas of the Yard and locating its facilities,

especially at night, and comments raised by the disabled and visually impaired, it is evident that the existing signage within the Yard is not fit for purpose. Accordingly the proposals seek to install new sensitively-designed illuminated signage across the Yard to address some of the issues raised.

The proposals have been informed by a detailed review of key movement corridors to establish the locations and types of signs required to deliver a holistic improvement to wayfinding for all, supporting the aims of the Access for All and Adverts Camden Planning Guidance. These have been carefully considered and refined to minimise the quantum of signage whilst optimising its impact in terms of aiding wayfinding. The majority of the proposed signs seek to replace the ineffective existing signage with subtly internally illuminated wayfinding signage which would aid wayfinding and circulation and support users in locating key facilities around the Yard. A limited number of signs are in new locations, which come as a direct result of feedback from stakeholders. Further detail can be found in the submitted Design and Access Statement.

The proposed design has been carefully considered in the context of the heritage setting and seeks to celebrate the industrial heritage and history of Coal Drops Yard whilst using an integrated, contemporary aesthetic. The use of the red-ended signage also makes references to the industrial character and would provide direct reference to the heritage colour which is present within the Yard.

It is considered that the proposed signage is consistent with the permitted 'low impact' approach of the Eastern Coal Drop Heritage Partnership Agreement.

In accordance with Camden's Design CPG and Local Plan policy D4 the proposed new signage will preserve and enhance the character of their setting and host building, respecting the form, fabric, design and scale of the heritage assets and wider conservation area through high standards of design, material and detail.

It is considered that the proposals will ensure that the advertisements shown will not affect amenity and/or public safety, in accordance with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

## **Speakers**

It is proposed to install 13no. speakers within the western side of Lower Stable Street (the eastern side of the Eastern Coal Drops Yard) to provide the ability to play music as in the main Yard. Additionally during market hours, the speakers would allow for the promotion of local talent and the creative community by playing family-friendly content from the Voices Community Radio Station, based in Lower Stable Street. The speakers would be switched off after store opening hours so as not to cause noise nuisance during twilight hours.

The location of the speakers and the cabling to the speakers has been carefully considered in the context of the listed building, with a focus on limiting visual impact and minimising interventions to the building. A discrete colour-matched conduit would run along the top lip of the building with a flexible copex pipe hidden behind the drainpipes, such that this would not be visible, connecting to the speakers. The proposed speakers will be the same model and finish as those currently installed on the viaduct level, which are colour-matched to the downpipes, further reducing their visual prominence.

## **Summary**

It is considered that the proposed works are of a high quality design and are an appropriate and sensitive response to the historic environment which would serve to ensure that the heritage significance, in particular of the Grade II listed Eastern Coal Drops, other neighbouring listed buildings and their settings would be preserved, as would the character and appearance of the Kings Cross Conservation Area, whilst also supporting the optimum viable use of the site.

All of the proposed works respond to feedback of users of the space and seek to assist with wayfinding throughout the area, as well as to further enhance the public's experience of the public spaces and shopping areas.

The proposals have been developed through discussions with planning, urban design and heritage officers at the London Borough of Camden and colleagues here at Argent. We trust you have sufficient information to validate and determine this

application, however, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

Doug Beasley  
**Planning Manager**