

Application ref: 2023/2152/P
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Development Management
Regeneration and Planning
London Borough of Camden
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- - -
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Yard Level
Viaduct Level
Coal Drops Yard
London
N1C 4DQ

Proposal: Installation of new signage, lighting and speakers and associated works within Coal Drops Yard.

Drawing Nos: 0137 - P0100, 0137 - P0200, 0137 - P1010, 0137 - P1011, 0137 - P1200, 0137 - P1210, 0137 - P1220, 0137 - P2010, 0137 - P2011, 0137 - P2200, 0137 - P2210, 0137 - P2220, 0203-201, 0203-801, 0203-802, 0203-803, 0203-804, 0203-805, 0203-806, 0203-LCS1 rev A, 0203-SC1 rev A, CD-ARG-DES27339-DIR-01 - REV A, CD-ARG-DES27339-DIR-02 - REV A, CD-ARG-DES27339-ID-02 - REV B, CD-ARG-DES27339-ID-03 - REV A, CDY-001-W-1-A60, CDY-002-W-1-A60, CDY-003-W-1-A50, CDY-004-W-1-A50, CDY-005-W-1-A25, CDY-006-W-1-A25, CDY-007-W-1-A25, CDY-008-W-1-A25, CDY-009-W-1-A25, CDY-010-W-1-A25, CDY-011-W-1-A25, CDY-012-W-1-A25, CDY-013-W-1-A250, CDY-014-W-1-A250, DAS May 2023

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 0137 - P0100, 0137 - P0200, 0137 - P1010, 0137 - P1011, 0137 - P1200, 0137 - P1210, 0137 - P1220, 0137 - P2010, 0137 - P2011, 0137 - P2200, 0137 - P2210, 0137 - P2220, 0203-201, 0203-801, 0203-802, 0203-803, 0203-804, 0203-805, 0203-806, 0203-LCS1 rev A, 0203-SC1 rev A, CD-ARG-DES27339-DIR-01 - REV A, CD-ARG-DES27339-DIR-02 - REV A, CD-ARG-DES27339-ID-02 - REV B, CD-ARG-DES27339-ID-03 - REV A, CDY-001-W-1-A60, CDY-002-W-1-A60, CDY-003-W-1-A50, CDY-004-W-1-A50, CDY-005-W-1-A25, CDY-006-W-1-A25, CDY-007-W-1-A25, CDY-008-W-1-A25, CDY-009-W-1-A25, CDY-010-W-1-A25, CDY-011-W-1-A25, CDY-012-W-1-A25, CDY-013-W-1-A250, CDY-014-W-1-A250, DAS May 2023

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

Informative(s):

- 1 Reasons for granting permission.

The application building is an industrial site constructed from stock brick will little in the way of ornamentation. The design of both coal drop buildings are robust and functional. They are both large structure, each over 100 metres long. They have now been converted to a retail area with a notable roof extension spanning between each building. Despite this, the industrial character and origins of the building and site are still clearly evident.

The proposed signage is for general wayfinding around Coal Drops Yard with signs located at key points. Where possible, signs are affixed to non-original or altered parts of the building. Although they are internally illuminated, due to their small size they do not alter the original industrial character of the area. On the east side of the eastern coal drops it is proposed to install speakers to each downpipe. These will be clamped to the façade so will be reversible. It is also noted that similar features have been fitted to other parts of Coal Drops Yard. As they are reversible, small in scale and coloured to match the downpipes they will have a limited impact on the special interest of the building.

New lighting is proposed under the modern roof extension and the walkway on the western coal drops. On the western coal drops the light fittings will be

discreetly fitted in between the beams where there are already existing modern services. On the underside of the Heatherwick roof extension LED strip lights will be fitted which follow the existing ridges on the underside. This respects the existing architecture of the extension. Given that the buildings are now used for retail, the additional lighting will not significantly alter the character of the buildings.

Given the overall scale of the buildings, the proposed additions of lighting, speakers and signage are minimal alterations which do not alter the perception of these buildings historically being in an industrial use and do not cause harm to the historic significance of the listed building. Similarly, the minor nature of the proposals would ensure no harm is caused to the character and appearance of the surrounding conservation area.

The proposed works would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy and would not result in harmful noise pollution or light spill given the location of the speakers and lighting and the generous distance from any nearby residential properties.

Special regard has been attached to the desirability of preserving the conservation area and the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town

Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer