

Dear Mr Hodgson

Ref: Retail Pavilion at Coal Drops Yard, planning ref: 2024/3019/P

I am writing to object to the above planning proposal for the following reasons:

1. The pavilions will not protect or preserve the views of the industrial heritage of Coal Drops Yard. Currently from the space where the pavilions are proposed, there are unimpeded views towards the canal and the undercroft (housing restaurants).
2. There is a palpable sense of open space upon walking into Coal Drops Yard – sometimes a contrast to the busyness of Granary Square. It is difficult to understand why there is a need to fill this space with something permanent. It will be lost as a community space. One of the widely acknowledged, great successes of the wider Kings Cross regeneration has been the extensive use of open spaces in contrast to the temptation to simply fill those spaces with overdevelopment. Open spaces are important for wellbeing, which is also widely acknowledged.
3. It feels illogical to be creating more retail space when there are already several empty units in Coal Drops Yard, which have been empty for some time. There is a possibility the pavilion units will become low-quality outlets of ‘grab and go’ food, and the parallel for this can be seen in the new, small units at Camden market. The original concept of the regeneration of the area was about providing an ‘experience’ for shoppers and this feels it is now being watered down with a change of direction. I am a local resident who visits Kings Cross every weekend – I enjoy the area for its space and for somewhere to sit outside away from traffic and rubbish. If ‘grab and go’ units are installed the space will end up strewn with rubbish and overrun with delivery bikes.

Despite living in the ward, I did not receive any information about the development and did not find out about it until the consultation was over. I would have liked to have been involved in this to express my opinion at an earlier stage.

Thank you considering my objection.

Yours sincerely

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