

Application ref: 2025/0479/L  
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Date: 10 March 2025

**Development Management**  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Area outside Units 61-65**  
**Coal Drops Yard**  
**London**  
**N1C 4DQ**

Proposal:

Temporary art installation and public seating area for up to 2 years  
Drawing Nos: Site Location Plan, Proposed Elevation and Plan Pillowscape, Planning Statement (Newsteer Jan 2025), Heritage Statement (MFA Jan 2025), Design and Access Statement

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, Proposed Elevation and Plan Pillowscape, Planning Statement (Newsteer Jan 2025), Heritage Statement (MFA Jan 2025), Design and Access Statement

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden

Local Plan 2017.

- 2 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The structures hereby permitted are for a temporary period only and shall be removed on or before 4th March 2027.

Reason: The type of structure is not such as the Council is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent:

The proposals involve the installation of a variety of public art and seating structures outside the two-storey retail unit located on the southern end of the Eastern Coal Drop (ECD), which is Grade II listed. The structures would be located at both viaduct level and the yard level.

The structures, given their size, design and nature, would appear as subordinate to the host building and would not obscure the building in longer views. Most of the installation would be low level, and whilst a taller arch is proposed it would be somewhat transparent, with a large arched opening allowing views through to the building behind. The installation uses sympathetic colours to the materials used in the ECD. It consists of simple forms which are in keeping with the simplicity of the building. It also appears neutral, and not an extension of the shop, in terms of either the use or its appearance. The installation will be free standing and not physically fixed to the building, therefore there are no alterations to the building's historic fabric. Light connections will be made into existing power points on the building's exterior. The proposed location for the installation is on the upper level of the southern end of the building, where the footbridge connects joins.

The materials would be durable which is encouraged as they would be exposed to the weather.

Nonetheless, the application is for a temporary period only and will be removed after 2 years and therefore any permanent structures would require further planning assessment.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies 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 2024.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer