

Jenna Litherland
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
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planning@camden.gov.uk
By email

16 December 2015

Dear Ms Litherland,

Planning applications 2015/6016/L and 2015/6015/P - 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

SAVE Britain's Heritage writes to **object** to this application, because of the harm it will cause to the significance of the listed buildings as a result of the new roof level extension.

The Coal Drops date from 1851 and are the work of Lewis Cubitt, the noted Victorian architect and engineer responsible for many buildings and bridges, including King's Cross Station, the Great Northern Hotel, and the King's Cross Granary Building. Cubitt now lends his name to the public space between both his Granary Building and the Coal Drops.

The buildings are typical examples of Cubitt's work, simple and functional in their design, but made monumental through their scale, and they were listed Grade II in 1983. They are one of a few examples nationwide of enclosed coal drops, and the preservation of the form of the building – in its entirety – is very desirable.

SAVE welcomes the intention to reuse these buildings, which are currently on Historic England's buildings at risk register. However, despite being an innovative proposal, we consider the proposed scheme will cause harm to their significance, drastically altering their built form and roofscape in a detrimental and unjustified way.

The outline planning permission noted that the Coal Drop buildings' value were 'high' and 'very high' respectively, and proposed a sensitive refurbishment of them. This outline

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application was approved in 2004. The current scheme however is a departure from this, and proposes an intervention that would be harmful to their significance.

The public benefits of the scheme as presented could be delivered by a less harmful development, and this must be taken into account. A scheme which preserves the special interest of the buildings whilst bringing them back into use should be the aspiration, and in such a well connected and thriving location we see no reason why this would not be possible and viable. The successful reuse of Cubitt's Granary Building and its occupation by Central St Martin's is but one example of such an approach.

We therefore request that this application be **refused** planning permission.

I would be grateful if you could notify me of the outcome of this application in due course.

Yours sincerely

A black rectangular redaction box covering the signature of Mike Fox.

Mike Fox
Caseworker