

Application ref: 2018/3019/P
Contact: Kate Henry
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Date: 29 September 2018

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Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Coal Drops Yard
Stable Street
King's Cross Central
London
N1C 4AB**

Proposal:

Details of wayfinding required by condition 13 of planning permission 2015/6015/P dated 19/01/2016 for the refurbishment of the 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 Drops and new single storey shop units along Lower Stable Street, together with works to create means of access and circulation, hard landscaping, servicing, cycle parking and cycle facilities, for retail uses within Use Classes A1, A2, A3 and/or A4.

Drawing Nos: Cover letter dated 25/06/2018; Design Information Document dated 18/06/2018.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting:

The proposal seeks to discharge condition 13 of planning permission 2015/6015/P, dated 19/01/2016, which sought details of wayfinding, including the number and detailed design of free standing totems and signs.

The details submitted include a cover letter and a Design Information Document prepared by Holmes Wood. The proposed wayfinding consists of freestanding totems in the public realm, directional signage at each of the cores and wall mounted signage internally and externally.

Elements of the design, including the typeface and map/index format, are consistent with the wayfinding signs installed across the wider King's Cross site; however, the signs have been designed to have their own identity, which includes the use of different materials, to reflect the fact that Coal Drops Yard is a distinct destination within the wider area. The layouts have considered accessibility for all and the freestanding totems will be illuminated to ensure good visibility. The wall mounted signs in internal stair and lift cores will be lit by the general lighting in those spaces.

Insofar as the submitted details accord directly with the signage strategy documentation linked to the associated Heritage Partnership Agreement (currently under consideration) they are considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP29 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Application reference 2018/2616/P relating to the discharge of condition 3(d) (hard and soft landscaping) is pending determination by the Council. All other conditions relating to planning permission 2015/6015/P which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning