

Application ref: 2018/3623/L
Contact: Kate Henry
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Date: 12 November 2018

Development Management
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Laura Murray
Argent (Property Development) Services LLP
4 Stable Street
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N1C 4AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Eastern Coal Drops
Coal Drops Yard
King's Cross Central
N1C 4AB
London

Proposal:

Projecting signage along the elevations of the Eastern Coal Drops
Drawing Nos: Submission Statement, dated July 2018.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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.

Informative(s):

1 Reasons for granting

This application seeks listed building consent for external signage on the Grade II listed Eastern Coal Drops building within Coal Drops Yard.

The projecting signs, which will consist of bespoke signs for each individual retailer, which comply with minimum and maximum dimensions, will be sited between the brick arches (rather than signage in the brick reveals as previously proposed), and will be affixed to mortar only, where possible, or to rain water pipes. There will be one projecting sign per retailer and no lighting will be permitted. The proposed scale and positioning of the signs ensures that the signs will not appear to dominate the elevations of the building and the brick arches will remain the main feature of the elevations.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 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 Policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2018.

- 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 paragraph 38 of the National Planning Policy Framework 2018.

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