

Application ref: 2018/6117/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 5 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

101 Consultants LTD
1 Long Lane
London
SE14PG

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Unit 56
Coal Drops Yard
London
N1C 4DQ

Proposal:

Light white lime wash to brick walls in areas identified as suitable for fixing of cladding.

Drawing Nos: IMG 1

IMG 2

Aesop CDY Design and Access statement

Site Plan Ref 2

Site Plan ref 3

Unit-56-25-106-Coal-Drops-Yard-London-Camden-N1C-4DQ

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
IMG 1
IMG 2
Aesop CDY Design and Access statement
Site Plan Ref 2
Site Plan ref 3
Unit-56-25-106-Coal-Drops-Yard-London-Camden-N1C-4DQ

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 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 Reason for granting listed building consent: The application relates to retail unit 56 within the Grade II Eastern Coal Drop, which forms part of the Coal Drops Yard currently undergoing extensive alterations to create a retail destination as part of a wider regeneration of the Kings Cross area. The application seeks to limewash an internal wall. The works are minor and are to the extent set out in the signage strategy for the site as being suitable for cladding so will not appear overly large or out of context with the rest of the site. The proposed works will not harm the special interest of the grade-II-listed building.

Public consultation was not necessary for this application as it was for internal works to a Grade II listed building. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal 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 NPPF.

- 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.

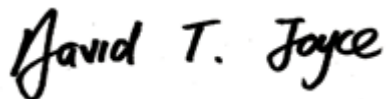
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning