

Application ref: 2019/4509/P  
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Date: 8 November 2019

**Development Management**  
Regeneration and Planning  
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Joshua Steer  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Coal Drops Yard**  
**Stable Street**  
**London**  
**N1C 4AB**

Proposal:

Public realm enhancements within Coal Drops Yard, including lighting improvements, sound system installation and installation of external digital screens.

Drawing Nos: PL-0002; PL-0003; 0180 - 710; 0180 - 711; 0180 - 712; 0180 - 130; 0180 - 131; 0180 - 132; 0180 - 133; 0180 - 134; 0180 - 135; 0180 - 136; 0180 - 137; 0180 - 220; 0180 - 221; 0180 - 222; 0180 - 125; 0180 - 126; 0180 - 127; 0180 - 140; 0180 - 141; 0180 - 142; 0180 - 143; 0180 - 144; 0180-111; 0180-112; 0180-105 Rev A; 0180-106 Rev A; 0180-107 Rev A; 0180-108 Rev A; 0180-109 Rev A; 0180-110 Rev A; 0180-101 Rev A; 0180-102 Rev A; 0180-103 Rev A; 0180-104 Rev A; 0180 - 401 Rev A; 0180 - 402 Rev A; 0180 - 701; 24342-RGJ-01-DR-GA-001; 24342-RGJ-02-DR-GA-001; 20227/2055/100/01 Rev A; 20227/2055/100/02

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL-0002; PL-0003; 0180 - 710; 0180 - 711; 0180 - 712; 0180 - 130; 0180 - 131; 0180 - 132; 0180 - 133; 0180 - 134; 0180 - 135; 0180 - 136; 0180 - 137; 0180 - 220; 0180 - 221; 0180 - 222; 0180 - 125; 0180 - 126; 0180 - 127; 0180 - 140; 0180 - 141; 0180 - 142; 0180 - 143; 0180 - 144; 0180-111; 0180-112; 0180-105 Rev A; 0180-106 Rev A; 0180-107 Rev A; 0180-108 Rev A; 0180-109 Rev A; 0180-110 Rev A; 0180-101 Rev A; 0180-102 Rev A; 0180-103 Rev A; 0180-104 Rev A; 0180 - 401 Rev A; 0180 - 402 Rev A; 0180 - 701; 24342-RGJ-01-DR-GA-001; 24342-RGJ-02-DR-GA-001; 20227/2055/100/01 Rev A; 20227/2055/100/02.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No music or any amplified sound shall be audible at the boundary of any noise sensitive premises either attached to or in the vicinity of the premises to which the application refers.

Entertainment noise (LAeq) should be controlled to 10dB below the background noise level (LA90) without the entertainment noise present, in each octave band at the nearest noise sensitive location.

Reason: To safeguard the amenities of the adjoining premises and the wider area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting

The proposals include a series of public realm enhancements including additional lighting, a sound system and external digital screens.

The proposed lighting improvements will increase ambient light levels across Coal Drops Yard and would illuminate some of the site's important historical buildings including the Coal Drops and Fish and Coal buildings, which should also assist with wayfinding to individual units. Overall, the proposals are considered to preserve and enhance the character and appearance of the host buildings and the wider area.

The proposed sound system will play ambient music around Coal Drops Yard and will also enable a wider range of events to be held at Coal Drops Yard. The system is proposed in the central yard space only and will not be installed on outward facing building elevations in order to prevent disturbance to neighbouring properties / areas. A suitable condition will restrict noise levels at nearby receptors.

Fixings for the speaker system will be made into mortar joints in accordance with the parameters set out in the Heritage Partnership Agreement for the site (application reference 2018/3650/L) and the colour of the fixings will match the background on which they are located or in the case of brickwork, will be the standard RAL colour of other fixings throughout the site. This is considered to be acceptable.

The proposed 2 x external digital screens will provide a practical means of communicating information to visitors. One will be located on Stable Street, opposite the crossing and outside one of the entrances to Coal Drops Yard (Core 4). The other will be located near to the ramp into Coal Drops Yard. Both screens have been located beside, but outside of clear pedestrian and cycle routes to ensure they do not create an obstruction to the natural footfall and pedestrian flow. The proposed screens will be housed in a casing to match other totem signs throughout the site.

Overall, it is considered that the changes will serve to preserve the significance of the listed building and surrounding heritage assets, including the Regent's Canal Conservation Area.

It is not considered that the proposed development would cause undue harm to the residential amenities of neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

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.

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.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 Policies A1, A4, D1, D2 and D4 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 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope  
Chief Planning Officer