

Application ref: 2019/4149/L  
Contact: Kate Henry  
Tel: 020 7974 3794  
Date: 8 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Joshua Steer  
4 Stable Street  
London  
N1C 4AB

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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 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: 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: 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 Reasons for granting

The proposals include a package 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 the significance of the host building. The proposed new lighting will use existing cable routes where possible, which is welcomed, and new cabling will run through landlord service corridors, which is acceptable.

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. 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 its setting.

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.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 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer