

Application ref: 2020/4770/L
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 4 December 2020

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

NTRPlanning
Clareville House
26-27 Oxendon Street
London
SW1Y 4EL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Unit 1
Coal Drops Yard
Kings Cross
N1C 4DQ

Proposal: Relocation of existing internally illuminated hanging sign (Stable Street), installation of 1 x internally illuminated hanging sign (Viaduct level), installation of 1 x internally illuminated letters on archway sign (Yard Level), replacement of column sign with 1 x internally illuminated projecting sign (Yard Level) and installation of 1 x internally illuminated way finding sign within existing stairwell (Yard Level).

Drawing Nos: A2/A214689 Rev4, A2/A-216832 Rev2, A2/A216841 Rev2, A2/A216834 Rev2, A2/A214690 Rev4, A2/A216840 Rev1, A2/A216844 Rev1, cover letter dated 15/10/2020, Heritage Statement parts 1-6

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: A2/A214689 Rev4, A2/A-216832 Rev2, A2/A216841 Rev2, A2/A216834 Rev2, A2/A214690 Rev4, A2/A216840 Rev1, A2/A216844 Rev1, cover letter dated 15/10/2020, Heritage Statement parts 1-6

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 This application seeks listed building consent for external signage on the Grade II listed Eastern Coal Drops building within Coal Drops Yard. The current proposals seeks to make some minor alterations to the signage that was previously approved under permission reference 2019/1749/L as well as install 3 additional signs at the site, each are discussed in turn below.

The re-location of the existing hanging sign in left hand archway of Stable Street forward to increase visibility, is considered acceptable. The sign would be fitted to the existing metalwork above, using an extension bracket to the existing beam which removes the need for the sign to be attached to brickwork, which is welcomed and would ensure no harm is caused to the historic significance and fabric of the listed building.

The proposed sign in the left hand archway of the yard level entrance has been re-designed to fit within the existing archway which is acceptable. The re-design has also removed the need for the sign to be attached to brickwork, which is welcomed. Similarly, the removal of column sign between two arches at yard level and replacement with a single projecting blade sign would be in keeping with signage at viaduct level above and would not cause any harm to the historic significance of the listed building.

The proposed installation of a hanging sign in the left hand archway to stairwell at viaduct level and removal of an existing column sign would match the existing hanging sign in the Stable Street archway, which is in keeping with the architectural character of the building. The sign would be fixed to the existing metal beam, removing the need for the sign to be attached to historic brickwork, which would ensure no harm to the historic character and fabric of the building would occur as a result of the works.

Given the above, the proposed new signs match the scale, proportion,

materials and colour palette of existing signs and are in keeping with the historic character of both the host listed building and the wider conservation area. The justification for the signage is acceptable and it is considered that the balance between providing reasonable signage for store wayfinding and preserving the architectural and historic interest of the listed building and special character of the wider conservation area has been met, in accordance with Local Plan Policy D2.

CPG Advertisements guides that the type and appearance of illuminated signs should be sympathetic to the design of the building on which it is located and the method of illumination (internal, external, lettering etc.) should be determined by the design of the building. Whilst internally illuminated signage is often not considered to be acceptable, this is a unique building and it is considered that the proposed signage would respect the host building. Furthermore, the signs form part of a wayfinding strategy for Unit 1 (the anchor tenant) and therefore differ to standard signs on shopfronts. The illumination is a key part of the wayfinding strategy.

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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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.

- 5 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.
- 6 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