

Application ref: 2024/4942/L
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Date: 1 February 2025

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London Borough of Camden
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Cundall
One Carter Lane
London
EC4V 5ER

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Granary Building
1 Granary Square
London
N1C 4AA

Proposal:

Replacement of two lifts on north elevation of Granary Building.

Drawing Nos: Site location plan (Planning Portal Reference: PP-13492504v1); UAL-CDL-XX-00-D-PG-35000; UAL-CDL-XX-01-D-PG-35000; UAL-CDL-XX-02-D-PG-35000; UAL-CDL-XX-03-D-PG-35000; UAL-CDL-XX-04-D-PG-35000; UAL-CDL-XX-XX-D-PG-35000; UAL-CDL-XX-ZZ-D-PG-35000; UAL-CDL-XX-ZZ-D-PG-35001; UAL-CDL-XX-ZZ-D-PG-35002; UAL-CDL-XX-00-D-PG-35001; UAL-CDL-XX-01-D-PG-35001; UAL-CDL-XX-02-D-PG-35001; UAL-CDL-XX-03-D-PG-35001; UAL-CDL-XX-04-D-PG-35001; UAL-CDL-XX-XX-D-PG-35000; UAL-CDL-XX-ZZ-D-PG-35003; UAL-CDL-XX-ZZ-D-PG-35004; UAL-CDL-XX-ZZ-D-PG-35005; TLM 1508 Rev 0; GENERAL ARRANGEMENT DRAWING Rev 0;

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:

Site location plan (Planning Portal Reference: PP-13492504v1); UAL-CDL-XX-00-D-PG-35000; UAL-CDL-XX-01-D-PG-35000; UAL-CDL-XX-02-D-PG-35000; UAL-CDL-XX-03-D-PG-35000; UAL-CDL-XX-04-D-PG-35000; UAL-CDL-XX-XX-D-PG-35000; UAL-CDL-XX-ZZ-D-PG-35000; UAL-CDL-XX-ZZ-D-PG-35001; UAL-CDL-XX-ZZ-D-PG-35002; UAL-CDL-XX-00-D-PG-35001; UAL-CDL-XX-01-D-PG-35001; UAL-CDL-XX-02-D-PG-35001; UAL-CDL-XX-03-D-PG-35001; UAL-CDL-XX-04-D-PG-35001; UAL-CDL-XX-XX-D-PG-35000; UAL-CDL-XX-ZZ-D-PG-35003; UAL-CDL-XX-ZZ-D-PG-35004; UAL-CDL-XX-ZZ-D-PG-35005; TLM 1508 Rev 0; GENERAL ARRANGEMENT DRAWING Rev 0;

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 listed building consent:

The Granary is a Grade II listed building dating from 1851-2 by Lewis Cubitt, located within the King's Cross / St Pancras Conservation Area. It was originally built as a warehouse for the goods interchange at King's Cross and was designed to store up to 60,000 sacks of grain. It is an imposing 6 storey building constructed from stock brick. As part of the King's Cross Central redevelopment it has been converted for use by the University of the Arts London. Its special interest is primarily derived from it being one of the primary warehouse buildings of the goods interchange facilities at King's Cross Station, an important early phase of industrialisation in the United Kingdom.

The proposal is to replace the lift cars and install additional horizontal steel beams to the lift enclosure on the north elevation of the building. The lifts are non original features which were installed circa 2011 when the building was converted to a university. The lift cars will be almost identical in appearance to the existing, whilst the additional support beams will not significantly alter the appearance of the lift enclosure. No historic fabric will be affected and the lifts will continue to read as a modern, but subservient, addition to the building.

As such, the proposed works will cause no harm to the special interest of the Grade II listed building or to the surrounding conservation area context.

As the works are internal, albeit in a publicly accessible area, there was no requirement to advertise the application as part of a public consultation exercise. No consultation comments have been received. 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 2021 and the National Policy Planning Framework 2024.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 5 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).

- 6 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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