

Delegated Report		Analysis sheet	Expiry Date:	27/01/2014
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Alan Wito			2013/7770/C	
Application Address			Drawing Numbers	
The Pilmsoll Viaduct Kings Cross Goods Yard London N1C			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of contract for demolition in relation to condition 2 (b) of CAC 2004/2318/C for the demolition of the (unlisted) Plimsoll Viaduct.				
Recommendation(s):		Approve		
Application Type:		Approval of Details (Conservation Area Consent)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The Plimsoll Viaduct is located just north of the Regent's Canal, between the Eastern Coal Drops and the Western Coal Drops, spanning the low level yard and crossing the Wharf Road Viaduct at road level. It is unlisted and is in the Regent's Canal Conservation Area.

Relevant History

Conservation Area Consent was granted on 22/12/06 for the demolition of the Plimsoll Viaduct (ref: 2004/2318/C).

Condition 2a (method statement for demolition works) and 3 (programme of building recording) of the above conservation area consent were approved on 25/9/13 (ref: 2013/4913/C).

Condition 2c (contract for East Coal Drops) of the above Conservation Area Consent (ref: 2013/4975/C) was approved on 18/11/13.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

National Planning Policy Framework (March 2012)

Assessment

Condition 2b required:

“The demolition works hereby approved shall not take place until:

b) A contract has been placed for the demolition works and evidence of such contract has been submitted to the Council;”

A letter has been submitted from the developer's solicitors confirming the placement of the contract. It is recommended that the condition is approved.