

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>06/09/2013</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>13/9/13</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2013/4432/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Southern Stanley Building Kings Cross Central York Way London			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Details for condition 5 (brick cleaning) of listed building consent 2012/4173/L decided 23/10/2012 for the alterations and refurbishment works to the Southern Stanley Building				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>	Approval of Details (Listed Building)			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	A site notice was put up outside of the property on 23/8/13 and 13/9/13 and a press notice published on 1/8/13. No responses have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## **Site Description**

The last remaining Stanley Building dates from 1865 and was built as philanthropic flats for the Improved Industrial Swellings Company. It is five storeys in height with a roof top drying area which is surrounded by a brick parapet and railings. It is Grade II listed.

Immediately to the south lies the grade II listed German Gym whilst to the east lies King's Cross Station (Grade I) and to the west St Pancras Station (Grade I). All of these buildings, including Stanley Building) lie in King's Cross St Pancras Conservation Area.

## **Relevant History**

Reserved matters approval and listed building consent were granted on 23/10/13 for Alterations and refurbishment works to the Southern Stanley Building to facilitate its conversion into office floorspace (Class B1) and connection to a new 6 storey wrap building on Plot E1 of the Kings Cross Central development site (refs: 2012/4147/P and 2012/4173/L).

Condition 3(b) of the listed building consent (internal door details) was approved on 23/7/13 (ref: 2013/3391/L).

Condition 3(a) of the listed building consent (rooftop handrail) was approved on 7/8/13 (ref: 2013/3671/L).

## **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 2012**

## Assessment

Condition 5 required:

*“Before the relevant part of the works are commenced, a method statement giving details of the cleaning of the external brickwork shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.”*

It is proposed to clean the building's facades using warm water and a stiff bristled brush. Various trial samples were inspected and it was found that the proposed method caused minimal damage to the brickwork (only areas already loose were damaged) and also retained a patina of age on the brickwork.

The ground floor brickwork is painted and in order to remove this a more powerful paint stripper and off machine were required. This did not damage the brickwork and actually caused the brickwork to be cleaner than using the above method. Whilst this will result in a difference in appearance between the two areas of the brickwork this will only be apparent within the internal atrium and not on the external face of the building.

The proposed cleaning method preserves the special interest of the listed building and therefore it is recommended that the condition is approved.