

Delegated Report		Analysis sheet	Expiry Date:	08/07/2013
		N/A	Consultation Expiry Date:	1) 20/6/13 2) 25/6/13
Officer			Application Number(s)	
Alan Wito			1) 2013/2928/P 2) 2013/2844/L	
Application Address			Drawing Numbers	
Midland Goods Shed Wharf Road York Way London N1C			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1) Erection of protective oversailing roof to the Midlands goods shed for a temporary period of 1 year. 2) Removal of asbestos cement roof sheeting and associated glazed panels to the Midlands goods shed and east handyside canopy				
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent		
Application Type:		1) Full Planning Permission 2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	23	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was put up outside of the property from 22/5/13 to 12/6/13 and a press notice published on 30/5/13 but no responses were received as a result of this.</p> <p>English Heritage was notified of the application and a letter has been received back recommending that the application is determined in accordance with national and local policy guidance.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Regents Canal CAAC was notified of the application but no response has been received.</p>					

Site Description

The Eastern Goods Yard (EGY) lies to the north of Regent's Canal within the heart of the King's Cross Central development. It is bounded to the east by York Way and to the north and west by two proposed new streets, Goods Street and Transit Street. The southern boundary of the site is defined by the canal. The site is located within the Regents Canal Conservation Area.

The Goods Yard consists of a collection of 19th Century industrial buildings, open hard standings and other structures, which together formed a goods interchange at the height of the Victorian industrial boom. These were grouped around a (now filled-in) canal basin. This complex was the largest of its kind in Britain. Its location to the north of the then newly constructed Kings Cross railway terminus enabled the effective transfer of goods three-ways between rail, road and canal.

The Midland Good Shed (MGS) and East Handyside Canopy (EHC) form part of this group of buildings and are covered by the grade II listing.

Relevant History

Outline Planning Permission was granted on 22/12/06 for the comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (ref: 2004/2307/P).

Reserved matters approval and listed building consent was granted on 8/4/08 for the demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage (refs 2007/5228/P and 2007/5230/L).

Reserved matter approval was granted on 21/6/12 for the public realm at Handyside Park and revised proposals for Wharf Road including a section of the Regents Canal towpath between Maiden Lane Bridge and Pavilion G1 as required by conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56, 64-67 of outline planning permission granted 22/12/06 subject to S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development.

An application has been submitted for the removal of raised platforms and asbestos infill within the Midland Goods Shed (ref: 2013/2843/L). This application is yet to be determined.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

Development Policies

DP2 – Making full use of Camden’s capacity for housing
DP24 - Securing high quality design
DP25 - Conserving Camden’s heritage
DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Regent’s Canal Conservation Area Statement and Management Plan 2008

Assessment

The existing MGS and EHC roof coverings comprise of asbestos sheeting. The health concerns related to asbestos are well known and it is proposed to remove the sheeting before works are started for the adjacent Handyside Park or the residential units are occupied in Zone J. The MGS and EHC roofs date from the 1950s and therefore contribute little to the special interest of the listed building. In principle there is no objection to these works.

In order to protect the interior of the MGS is proposed to erect a new independent roof structure over the building for the period of a year. A tenant has already been found for the building and pre application discussion are well progressed for a scheme for the building which when implemented will ensure a new roof is provided which will ensure the protection of the building from the elements. As the EHC canopy is already open on three sides no temporary roof covering is considered necessary.

The proposed works involve the removal of hazardous and non- original materials from the building as part of enabling works which will come forward later in the year to restore the building into full use. It is therefore recommended that consent is granted.