

Delegated Report		Analysis sheet		Expiry Date:		01/08/2013	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2013/2759/P			
Application Address				Drawing Numbers			
Regeneration House King's Cross Central London N1				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of brick cleaning required by condition 3 of reserved matters approval relating to Development Zone K (Regeneration House) for provide Class B1 use at first and second floors with ancillary uses at basement level, and to undertake associated refurbishment works granted on 12/11/12 (ref: 2012/4937/P).							
Recommendation(s):		Approve					
Application Type:		Approval of Details					
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

Regeneration House was constructed as purpose built office in 1850, probably to design by Lewis Cubitt. It is three storeys in height, brick built and capped with a shallow double pitched roof.

It has never been considered listed as part of the Eastern Goods Yard Complex (which is grade II listed) but does lie within Regent's Canal Conservation Area.

Relevant History

On 22nd December 2006 conditional outline planning permission (Ref. 2004/2307/P) was granted for:

“Outline application for a 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.”

Reserved Matters approval (2012/4937/P) for was granted on 12/11/12 for:

Submission of Reserved Matters relating to Development Zone K (Regeneration House) for provide Class B1 use at first and second floors with ancillary uses at basement level, and to undertake associated refurbishment works pursuant to condition nos. 6, 14, 16-23, 26-28, 31-38, 45, 46, 51, 60, 66 and 67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

National Planning Policy Framework

Assessment

Condition 3 of the reserved matters approval required:

“A trial area of brick cleaning, supported by a method statement, shall be inspected and approved in writing by the local planning authority before the relevant part of the works are started. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

The trial sample areas were inspected prior to the submission of the application. The cleaning method proposed (DOFF) uses only water and steam and therefore does not damage the surface of the brickwork. The sample panels showed that although the surface dirt would be removed there would still be a patina of age evident in the brickwork.

No objection is raised to the proposals and therefore it is recommended that the condition is approved.