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| Delegated Report | | Analysis sheet | | Expiry Date: | | 05/03/2013 | |
| | | N/A / attached | | Consultation Expiry Date: | | 14/02/2013 | |
| Officer | | | | Application Number(s) | | | |
| Antonia Powell | | | | 2013/0131/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| King's Cross Station Euston Road London N1 9AG | | | | Please refer to decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Details pursuant to condition 4 (protection works) and 33 (salvage), in relation to Northern Building, of listed building consent dated 09/11/07 (ref 2006/3394/L) for alterations, extensions, refurbishment works to King's Cross Station. | | | | | | | |
| Recommendation(s): | | To Approve Details (Listed Building) | | | | | |
| Application Type: | | Approval of Details (Listed Building) | | | | | |
| 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: | | English Heritage have responded by letter dated 21/01/2013, stating the details are considered satisfactory to meet the requirement of the condition. Site Notice and Press Notice – No responses have been received | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | N/A | | | | | |

Site Description

King's Cross Mainline Railway Station, Euston Road. Listed Grade I

Railway terminus. 1850-52. By Lewis Cubitt (architect), and Sir William and Joseph Cubitt (engineers). Yellow stock brick. 2 train sheds (originally 1 for arrivals, the other for departure) closed by monumental plain brick screen of 2 glazed semicircular openings, framed with recessed arches (echoing the train sheds behind) with central and flanking towers; ground storey obscured by late C20 additions. Central tower with rectangular clock turret with pyramidal roof, eaves cornice and weather vane. To the west, 3 storey 3 window office block with booking hall and service rooms at rear; 1st floor with thin, debased Venetian windows, cornice at 2nd floor level, 2nd floor segmental-arched sashes (flanking bays tripartite), cornice. On east side, an extension with archway to the cab drive (now bricked up); rusticated surround to arch and quoins; cornice above which 3 tripartite sashes and parapet

Relevant History

2006/3394/L and 2006/3387/P Consent granted 9th November 2006 for:-

Alterations, extensions, refurbishment works to Kings Cross Station including construction of Western Concourse to abut western range and the Great Northern Hotel; alterations, refurbishment and structural upgrading of the Western Range including reinstatement of bomb gap façade; construction of platform Y with installation of associated catenaries; demolition and replacement of Handyside footbridge; refurbishment of original booking hall; construction of canopies to south elevation of main train shed and taxi waiting areas; construction of enclosure to London Underground southeast stairs; alterations to platforms 1 and 5-8; demolition of southern end of suburban train shed and adjoining canopy; demolition of engineer's bothy building and major portion of cab road to York Way and related walls and structures; permanent removal of Great Northern Hotel porch, railings and flagpole and port cochere and northern canopy to mainline station western range; various demolitions in the western range from basement to 3rd floor levels and roof of former booking office; and other alterations, operations and extensions in connection with the provision of new passenger and operational facilities.

LBC 2008/2860/L part granted 25/02/2009 for various alterations and works of refurbishment and repairs to southern façade and northern end screen, the central spine wall and platforms 1-8. Glazing to Southern End Screens refused.

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Assessment

This application concerns the partial discharge of Condition 4 (Protection works) and Condition 33 (Salvage) of Listed Building Consent 2006/3394/L granted 09/11/2007.

The majority of the works to the station within the area covered by LBC 2006/3394/L have been completed and the bulk of the submission of information required by the associated conditions has been approved.

This application relates specifically to the internal refurbishment and limited external works to the Northern Building of the Western Range of King's Cross Station, the last area within the site with work to be carried out.

Condition 4 requires:

Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as the local planning authority before works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the council, advised by English Heritage.

Particular regard should be given to the following items:

- a) chimneypieces and fire grates
- b) decorative ironwork, including stair balustrades
- c) original floor materials

Condition 33 states:

No works authorised by the consent shall take place until methods statements detailing the means of removal, labelling and storage of all historic items to be moved or removed from the existing buildings has been submitted to and approved by the council as the local planning authority, advised by English Heritage. Statements to include details of protection of items to be salvaged and protection of adjoining fabric. The relevant works shall be carried out in accordance with such strategy thus approved.

A Listed Building Method Statement (LBMS 01) detailing the proposed condition surveys, photographic survey, protection, security and labelling of the historic fabric of the building has been submitted. A further submission concerning the salvaged items (LBMS 02) will be submitted for approval in due course.

The submitted information is considered satisfactory to discharge part of Condition 4 (Protection works) and Condition 33 (Salvage) of Listed Building Consent 2006/3394/L granted 09/11/2007 and it is therefore recommended that this application is approved.

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