

Ms Alexandra Woolmore
King's Cross Central General Partner
Ltd
5 Albany Courtyard
LONDON
W1J 0HF

Application Ref: **2012/4173/L**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

23 October 2012

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
Southern Stanley Building
Stanley Passage
London
N1

Proposal:

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.

Drawing Nos: Building Recording & Archaeological Specifications & Written Schemes of Investigation document (July 2012); Full Conservation Plan (July 2012); Landscape & Infrastructure drawing package (July 2012); Urban Design Report (July 2012); Compliance Report (July 2012); Environmental Sustainability Plan (July 2012); Access Statement (July 2012); Earthworks & Remediation Plan (July 2012); Listed Building Consent Application Supporting Statement (July 2012); 212/PD/002 to 005 (inclusive); 212/PD/101; 212/PD/102; 212/PD/106 to 113 (incl); 212/PD/200 to 222 (incl); 212/PD/227 to 229 (incl); 212/PD/231 to 2 (incl); 212/PD/234; 212/PD/236 to 238 (incl); 212/PD/312 to 315 (incl).



The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is commenced:

a) Typical details of new handrail on the rooftop of the Southern Stanley Building (including materials and finish) at a scale of 1:10.

b) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

c) Elevation and section drawings of the new gate at ground floor level at a scale of 1:10, with typical fixing details at 1:1.

d) Typical plan, elevation and section drawings of all new secondary glazing at a scale of 1:10 with typical framing details at 1:1.

e) Samples and/or manufacturer's details of new CCTV cameras and access control points for the Southern Stanley Building.

f) Details of internal service runs/conduits, demonstrating their relationship with the structure of the building.

g) Typical section details at 1:1 showing method of upgrading (including strengthening) to both the floors and walls.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the

course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Before the relevant part of the works are commenced, a method statement giving details of dismantling and reconstruction of chimney stacks 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS14 - Promoting high quality places and conserving our heritage and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP24 - Securing high quality design and DP25 - Conserving Camden's heritage.

- 2 For the avoidance of doubt, you are advised that the works of recording for the Southern Stanley Building shall include the clinker aggregate concrete. This recording shall include survey drawings of the existing structure, photographs and an analysis of its composition.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Disclaimer

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