

Delegated Report		Analysis sheet		Expiry Date:		22/08/2012	
		N/A / attached		Consultation Expiry Date:		09/08/2012	
Officer				Application Number(s)			
Charles Rose				2012/3407/L			
Application Address				Drawing Numbers			
283-297 Pentonville Road and 370-380 Grays Inn Road London WC1X 8BB				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to conditions 4, 5, 6, 7c, 8 of listed building consent dated 07/04/09 (2008/5366/L) and conditions 3 a) and b); 4; 5; 6 of listed building consent dated 21/12/2011 (2011/5463/L) (in order to safeguard the special architectural and historic interest of the building) for: demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure, and erection of a 5-storey building, partly behind retained facades, and rebuilding/replacing and alterations to all shopfronts at ground floor level.							
Recommendation(s):		Approve details					
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:		Site and press notice: No response Site notice displayed on 16 th July 2012 until 6 th August 2012-08-21. Press Notice advertised from 19 th July 2012 until 9 th August 2012 English Heritage: We do not consider that it is necessary for this application to be notified to English Heritage					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

The application site is known as the 'Lighthouse Block'. It stands prominently on an island site surrounded by a number of major roads, namely, Euston Road, Pentonville Road, Kings Cross Bridge and Grays Inn Road. The building is a 'flat iron' block of former shops with an uncertain mix of bedsits/residential/offices within the upper floors. It was built in 1875 to replace buildings destroyed in the construction of the Metropolitan Railway. The building is four storeys high, although it also includes accommodation at basement level. The top storey of the building is expressed as an attic storey and has a series of dormers on both the Pentonville Road and Gray's Inn Road frontages.

The Apex section of the building is grade II listed as being of historic interest mainly for its unusual lighthouse structure and retains some of its external Victorian detailing. The site is located within the Kings Cross Conservation Area as designated in 1986.

Relevant History

08/04/2009 GRANTED - Demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure at 285-297 Pentonville Road and 372-380 Gray's Inn Road; erection of a 5-storey building, partly behind retained facades, to provide either retail or restaurant uses (Class A1 or A3) at ground floor level, supporting services located at basement level, and Class B1 offices on the 1st- 5th floors; creation of retail 'kiosk' units at ground floor of 283 Pentonville Road and 370 Gray's Inn Road; rebuilding and alterations to 283 Pentonville Road and 370 Grays Inn Road and the replacement of all shopfronts at ground floor level. (ref: 2008/5358/P & 2008/5366/L & 2008/5367/C)

21/12/2011 GRANTED - Revisions to listed building consent ref: 2008/5366/L granted 8 April 2009 including internal and external alterations associated with the relocation of the secondary escape stair and refuse/recycling store from Grays Inn Road to Pentonville Road; relocation of the entrance to retail unit 1 towards the apex of the building; alterations to roof finish, raised parapet to 283 Pentonville Road; installation of timber double glazed sash windows and alterations to basement layout and cycle storage. (ref: 2011/5314/P & 2011/5463/L)

Relevant policies

LDF Core Strategy and Development Policies

- CS14 - Promoting high quality places and conserving our heritage
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage

Assessment

Details pursuant to conditions 4, 5, 6, 8 of listed building consent dated 07/04/09 (2008/5366/L) and conditions 3 a) and b); 4; 5; 6 of listed building consent dated 21/12/2011 (2011/5463/L) (in order to safeguard the special architectural and historic interest of the building) for: demolition of existing ground plus three storey building with retention and refurbishment of the facades and "lighthouse" structure, and erection of a 5-storey building, partly behind retained facades, and rebuilding/replacing and alterations to all shopfronts at ground floor level.

2008/5366/L

4 – Implement programme of building recording and analysis (a) in accordance with written scheme 4(b).

Refer to condition 8 below..

5 - Method statement for structural stability of building during and after works

The information submitted demonstrates the applicants have satisfactorily considered the structural stability of the retained façades during and after works.

The details would satisfactorily preserve the significance of the listed building. The details are considered satisfactory to meet the requirements of the conditions. I recommend the conditions be discharged.

6 – Method statement for protection and repair of lighthouse structure

Conservation specialists have been appointed to establish the current condition of the lighthouse structure and agree and method of repair with the Council.

The repair methods includes:

- *The existing zinc is beyond its life span. The zinc cladding to the Lighthouse structure is to be replaced with all detailing to match the original. Once the zinc cladding has been removed, the Conservation Officer is to visit site to review the timber beneath before further works can progress.*
- *The contractor shall provide safe access to the timber structure of the Lighthouse and the third floor timber at the bottom of the lighthouse to allow inspection from touching distance.*
- *The principles of the repairs will be to minimise the loss of significant historic fabric and to undertake repairs which are compatible with the existing form of construction.*
- *The contractor shall undertake a visual inspection and micro drilling of the timbers at their ends where decay is suspected. Record sketches to be produced showing the length and type of decay, joint defects, shakes and poor quality timber.*
- *- Typical details for repair or replacement of decayed/ damaged timber and any adaptation necessary to existing timbers or joint repairs will be prepared by the engineer and agreed with the Conservation Officer.*
- *The existing bituminous covering on the timber balcony where the cast iron railings are located is to be removed and replaced with zinc sheeting, flashings and collars.*
- *The missing sections of cast iron railings are to be replaced to match the existing and painted black.*
- *The existing cast iron railings are to be renovated/ made good as necessary and painted black.*
- *Glazing is to be introduced into the existing portholes to keep pigeons out, with discrete lighting inside, details to be agreed with Camden Planning.*
- *An artificial bat roosting site is to be incorporated within the Lighthouse.*

Works to the 3rd floor 'Heritage' Room

In addition the intention is that the room below the lighthouse is restored to its original state. The works include:

- *The existing lath and plaster to the walls, ceiling and the window linings is to be replaced with new to match (specification indentified as part of the details including complete sample areas of the finished work for approval of Camden Planning department.)*
- *The existing window cills are to be replaced to match the existing.*
- *The existing north-south wall adjacent to gridline B is to be carefully removed and a 135 degree wall to complete the octagon is to be installed with timber bracing to the structural engineer's specification.*
- *The fireplace surround from the adjacent room is to be reclaimed and reused in this room in the existing chimney.*
- *The existing floor-boards are to be reclaimed subject to a condition report and installed on a floating floor as Latitude Architect's architectural specification K21/111A.*

The details would satisfactorily preserve the significance of the listed structure. The details are considered satisfactory to meet the requirements of the conditions. I recommend the conditions be discharged.

7(c) – Schedule of repairs and method statement for work to the lighthouse structure

Refer to condition 6 above

8 - Recording of existing building prior to demolition

The condition ask for a level 2 survey (EH -Understanding Historic Buildings: A guide to good recording practice) to be carried out to the building. Level 2 requires basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use.

This level of historic building survey was carried out by Gifford (report no: 11885.R11revA) in October 2008. It has been agreed with English heritage that the report is sufficient as a record of the existing building. Accompanied with the detailed plans of the exterior, the information represents detailed record which is satisfactory to meet the requirements of the conditions. I recommend the conditions be discharged.

Conditions 7a (dormer window details) and 7b (shopfront details) of Listed building consent (Ref: 2008/5366/L) granted on 08/04/2009 are outstanding and require details to be submitted to and approved by the Council.

2011/5463/L

3 - Implement programme of building recording and analysis (a) in accordance with written scheme (b)

Refer to condition 8 of application 2008/5366/L above

4 –method statement for structural stability of building during and after works

Refer to condition 5 of application 2008/5366/L above

5 – Method statement for protection and repair of lighthouse structure

Refer to condition 6 of application 2008/5366/L above

6 – Recording of existing building prior to demolition

Refer to condition 8 of application 2008/5366/L above

All the conditions in relation to Listed building consent (Ref: 2011/5463/L) granted on 21/12/2011 which require the submission of details, have been discharged.

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