

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	28/08/2012
		N/A / attached		<b>Consultation Expiry Date:</b>	9/8/12
<b>Officer</b>			<b>Application Number(s)</b>		
Alan Wito			2012/3502/C		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Kings Cross Central Western Goods Shed Wharf Road Kings Cross London N1			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Details of method statement and programme for the demolition works in relation to condition 2(a) of conservation area consent dated 22/12/2006 (ref. 2004/2321/C) for the demolition of the Western Goods Shed and the wall and fences abutting the South-West corner of the Western Goods Shed.					
<b>Recommendation(s):</b>		Grant			
<b>Application Type:</b>		Approval of Details (Conservation Area Consent)			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>A site notice was put up outside of the property from 16/7/12 to 6/8/12 and a press notice published on 19/7/12 with responses due by 9/8/12. No responses have been received.</p> <p>English Heritage was notified of the application and responded by letter dated 24 July 2012 stating that the letter should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

## Site Description

The Western Goods Shed is located north-east of the Wharf Road Viaduct and immediately west of the Western Coal Drops, in the Goods Yard area of King's Cross. It is situated to the north of the canal, opposite St Pancras lock. The Western Goods Shed is unlisted and is located within the Regent's Canal Conservation Area.

The Western Goods Shed was built from 1897-99 as a two level goods station (freight depot). It was designed by Alexander Ross, the Great Northern Railway's Chief Engineer and built on top of the site of the Great Northern Railway's coal and stone basin. The shed was built to accommodate the increasing amount of freight in the Goods Yard.

The Western Goods Shed is a substantial brick goods station, 100m long north-south and 53m west-east with 15,555 sq m floor space over two floors and a mezzanine. Immediately adjoining to the east is the Western Coal Drops. The lower level has cast iron columns underneath steel plate girders, supporting the upper level.

The building is unlisted but lies within Regents Canal Conservation Area.

## Relevant History

Conservation Area Consent was granted on 22/12/06 for Demolition of the Western Goods Shed and the wall and fences abutting the South-West corner of the Western Goods Shed (ref:2004/2321/C).

Outline Planning Permission was granted on 22/12/06 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 (ref: 2004/2307/P).

An application was approved on 19/5/11 for the variation of condition 2(c) of conservation area consent dated 22nd December 2006 (ref. 2004/2321/C) for the demolition of the Western Goods Shed and the wall and fences abutting the South-West corner of the Western Goods Shed, namely to permit demolition work to take place once a contract has been placed for the works of dismantling, refurbishment and re-erection of the gas holder number 8 guide frame (ref: 2011/1526/P).

An application was approved on 1/8/12 for details pursuant to condition 3 (standing building survey report) and condition 4 (salvage schedule supporting document) of conservation area consent 2004/2321/C decided 22/12/2006 for the demolition of the Western Goods Shed and the wall and fences abutting the South-West corner of the Western Goods Shed (ref: 2012/3149/C).

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP 25 Conserving Camden's Heritage

Camden Planning Guidance 2011

### Regent's Canal Conservation Area Statement

#### Assessment

Condition 2(a) states:

*"The demolition hereby approved shall not take place until:*

- (a) Written Approval has been issued by the Council as local planning authority in consultation with English Heritage for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme;"*

A method statement and programme of demolition works has been submitted identifying the procedure and order of works. This sets out the procedure for salvage of materials (which were approved under condition 4) and the protection of the adjacent Western Coal Drops.

The submitted details satisfy the requirement of the condition and therefore it is recommended that the application is approved.

#### **Disclaimer**

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