

Delegated Report		Analysis sheet		Expiry Date:	09/07/2012
		N/A / attached		Consultation Expiry Date:	21/6/12
Officer			Application Number(s)		
Alan Wito			2012/2672/L		
Application Address			Drawing Numbers		
The Granary Building Kings Cross Development Zone L York Way London N1 0AU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details of lighting fixtures and fittings required by condition 21a (xxi) of listed building consent 2007/5230/L dated 08/04/2008 for alterations to Granary Building.					
Recommendation(s):		Discharge condition			
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:	<p>As required by listed building consent 2007/5230/L English Heritage was consulted. A response has been received from English Heritage stating that the submitted details are considered satisfactory to meet the requirements of the condition.</p> <p>A site notice was put up outside of the property from 25/5/12 to 15/6/12 and a press notice published on 31/5/12 but no responses were received as a result of this.</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The Eastern Goods Yard (EGY) lies to the north of Regent's Canal within the heart of the King's Cross Central development. It is bounded to the east by York Way and to the north and west by two proposed new streets, Goods Street and Transit Street. The southern boundary of the site is defined by the canal. The site is located within the Regents Canal Conservation Area.

The Goods Yard consists of a collection of 19th Century industrial buildings, open hard standings and other structures, which together formed a goods interchange at the height of the Victorian industrial boom. These were grouped around a (now filled-in) canal basin. This complex was the largest of its kind in Britain. Its location to the north of the then newly constructed Kings Cross railway terminus enabled the effective transfer of goods three-ways between rail, road and canal.

The focal point of the goods yard is the grade II listed Granary Building, along with the (former) Assembly Shed, the Eastern and Western Transit Sheds, and the attached East and West Granary Offices to either side of the Granary Building.

Relevant History

As part of the permission, the redevelopment and re-use of the Eastern Goods Yard (EGY) also known as development zone L of the outline permission, was contemplated for a mixed use development to accommodate the University of the Arts and mixed commercial uses in the Granary Complex. Listed building consent was granted on 8 April 2008 for the proposals to redevelop the EGY (ref: 2007/5230/L). Some of these proposals include:

- A new office building addition to the west Granary Office facing Granary Square
- A studio building (replacing the Assembly Shed post demolition to the rear of the Granary, in between the Western and Eastern Transit Sheds)
- A new public open space (Granary Square) between the canal and the south façade of the Granary Building
- A new freestanding pavilion building (adjacent to Zone L) in development Zone G on the east side of the Square

These proposals include demolition of the Assembly Shed, replacement with a new studio building in its place and redevelopment and re-use of the other buildings on the EGY site.

Conditions 21 part a (i), (vi), (vii), (xv), and (xviii) (new roof coverings, all new and relocated services, junctions between retained historic fabric and new build, treatment of existing internal finishes and all new portioning) of listed building consent were approved for this unit on 12/4/12 (ref: 2012/1273/L).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

Condition 21a (xxi) required details for the new lighting fixtures and fittings for the Granary and Granary Offices. This application relates solely to the proposed restaurant unit on the ground floor of the Granary.

The proposed light fittings would be suspended from the new acoustic ceilings between the joists approved under applications 2012/1273/L. Recessed lights would be in areas of suspended ceiling in the new kitchen area of service core and therefore would not have an impact on the original beams.

The submitted details satisfy the requirements of the condition and preserve the special interest of the listed building, therefore it is recommended that the condition is approved.

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