

Mr Nick Belsten  
CB Richard Ellis Ltd  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2011/6441/L**  
Please ask for: **Neil McDonald**  
Telephone: 020 7974 **2061**

10 February 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:  
**Kings Cross Development Zone L and G**  
**Eastern Goods Yard**  
**York Way**  
**London**  
**N1 0AU**

#### **Proposal:**

Amendments including revisions to the western transit shed (revisions to layout and location of the proposed lift and stair cores, omission of support columns, confirmation of WC locations, amendment to the width of mezzanine retail unit and inclusion of green/brown roofs) and west granary offices (amendments to the façade design of the extension, removal of the second floor extension and replacement with a terrace, opening up of blind arch and retention/exposure of heritage walls) to listed building consent granted 08/04/2008 (ref 2007/5230/L) for the Demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.

Drawing Nos: Site Location Plans TOWN279.2(08) 527 & 529; Proposed Drawings (Prefix PL\_) 032A, 033A, 034A, 035A, 036A, 037A, 038A, 039A, 040A, 041B, 042A, 043A, 044A, 046A, 047A, 052A, 066A, 070A, 074A, 075A; Existing Drawings PL\_001 to 016; Approved Drawings PL\_032 to 037, 038A, 039, 040, 41A, 042, 043, 044, 046, 047, 052, 066A, 070, 074, 075: Supporting Statement by Kings Cross Central General Partner Ltd dated December 2011.



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 The works hereby approved are only those specifically indicated on the drawings as amendments to the Western Transit Shed and Western Granary Office and its proposed extension and shall only be read in the context of the listed building consent granted on 08/04/2008 under reference number 2007/5230/L and is bound by all the conditions attached to that consent. Any additional variations/discrepancies shown on the drawings, other than those specifically applied for shall defer to the parent consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and to comply with the reasons for granting listed building consent as set out in the notice to that effect dated 08/04/2008 under reference number 2007/5230/L.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with particular regard to the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 2 You are reminded that conditions 8 and 24 of listed building consent 2007/5230/L granted on 08/04/2008 are outstanding and require details to be submitted.
- 3 You are reminded that conditions 21a (ii)-(iii), (viii)-(ix), (xi), (xvii)-(xiv) and (xxi) are

outstanding and require details to be submitted prior to commencement of relevant works with the exception of the following that have been discharged: 21a (ii), 21a (iii), 21a (v) not requiring discharge as detailed below under informative 8; 21a (viii), 21a (ix) for the south elevation of the Granary Building only being the north elevation and the E. & W. Offices are still outstanding, 21a (xi) except for the EGO which remain outstanding; condition 21 a (xvii) and 21 a (xxi) details have only been approved for the north elevation of the Granary Building; condition 21a (xviii) for the EGO and Granary with the WGO are still outstanding condition 21a (xix) for the EGO, the Granary and WGO are still outstanding;

You are reminded that conditions 21b (v) is outstanding and requires details to be submitted prior to commencement of relevant works with the exception of the following that have been discharged: 21b (v) for the ETS as the WTS remains outstanding with respect to the shopfronts on the west elevation;

You are reminded that condition 21c (i) remains outstanding in whole for the ETS, and in part for the floor finish of salvaged granite setts in the stable of the WTS and for the hydraulic box in the WTS, and that condition 21c (iii), 21d (i) of listed building consent 2007/5230/L granted on 08/04/2008 are outstanding and require details to be submitted prior to commencement of relevant works.

- 4 You are advised you are not required to discharge condition 21 a (v) dealing with the details for all new external plant and screening, in accordance with your method statement dated 21 October 2009 stating that it is not proposed to install any external plant including screening to the Granary, East and West Granary Offices, and that this condition will only be required to be discharged if any new external plant or screening is proposed for any of these buildings in future and associated with the implementation of 2007/5230/L. A new application for listed building consent shall be required for any additional plants, associated services and screening beyond the scope of consent 2007/5230/L.
- 5 You are advised you are not required to discharge condition 21b (x) dealing with repair and reinstatement of existing features below ground as in accordance with your method statement dated 22 March 2010 stating you are not proposing repair or reinstatement and existing brick structures will be left intact, covered by the new slab. If this situation changes you will be required to comply with this condition.
- 6 You are advised you are not required to discharge condition 21b (xi) dealing with the treatment of retained party walls with the existing assembly shed as in accordance with your method statement dated 25 March 2010 none of the wall were party walls.
- 7 You are advised you are not required to discharge condition 21a (xix) dealing with repair and reinstatement of existing features below ground as in accordance with your method statement dated 26 March 2010 stating you are not proposing repair or reinstatement and existing brick structures will be left intact, covered by the new

slab. If this situation changes you will be required to comply with this condition.

**Disclaimer**

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