

Delegated Report		Analysis sheet	Expiry Date:	09/01/2012
		N/A	Consultation Expiry Date:	29/12/11
Officer			Application Number(s)	
Alan Wito			2011/5847/L	
Application Address			Drawing Numbers	
Kings Cross Eastern Goods Yard Kings Cross Freight Depot Wharf Road London N1 0UZ			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details pursuant for the West Granary Office and Western Transit Shed to conditions 4d (method of securing timber framed window), 21b iii (new and retained services), 21b v (new fenestration), 21b vii (new entrance doors and screens), 21b viii (Repair and reinstatement of existing industrial ironmongery and machinery) for listed building consent 2007/5230/L granted 08/04/2008 for Demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.				
Recommendation(s):		Grant		
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
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 30/11/11 to 21/12/11 and a press notice published on 8/12/11 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.

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

As part of the application details were submitted to discharge condition 21a (i) for the roof covering to the West Granary Office (WGO). These duplicate the details already approved under application 2011/5008/L so have not been approved under this application. An informative will be attached advising the applicant of this.

Condition 4d

Details were required for the method to secure and protect the windows in the WGO during works. The submitted method statement advises that the windows will be retained in place and boarded over during the works. This is considered sufficient to discharge the condition.

Condition 21b (iii)

Details were required for the position of all new and relocated services in the Western Transit Shed (WTS). The submitted drawing shows the position of the new plant rooms in the underground area and services run upwards in risers. As the structure within the WTS is entirely new these risers will not impact on any historic fabric.

Condition 21b (v)

Details were required for the new fenestration to the WTS. Details have been submitted which show a similar detail as to that approved on the east elevation of the Eastern Transit Shed (ETS) and will ensure a consistent design through the complex (although it is noted that the shopfronts themselves have not been applied for as part of the condition).

Condition 21b (vii)

Details were required of the new entrance doors and screens. Drawings have been submitted for the doors to the East-West public route. These have been designed to match those already approved and installed within the ETS and ensure a consistent approach through this route.

Condition 21b (viii)

Details were required for the repair and reinstatement of industrial iron mongery and machinery in the WTS. The only surviving features of note are the timber tracks for the original sliding doors. Discussions have taken place at pre application stage where it was agreed that these could be removed where necessary (usually where new walls or floors abut the original brick wall) and retained elsewhere with salvaged material being used to replace missing pieces on the retained sections.

The submitted information is considered sufficient to satisfy the requirements of the conditions and therefore it is recommended that they are discharged.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444