

Delegated Report		Analysis sheet		Expiry Date:	06/01/2012
		N/A		Consultation Expiry Date:	22/12/11
Officer			Application Number(s)		
Alan Wito			2011/5447/L		
Application Address			Drawing Numbers		
Kings Cross Development Zone L The Granary Building and Granary Offices York Way London N1 0AU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Details pursuant to conditions 21a (x), 21b (ii) and (ix) (integration of double glazed units into timber casement windows, all new external plant including screening, and treatment of internal structural walls of the Western Granary offices and West Transit Sheds) of listed building consent dated 08/04/08 (Ref: 2007/5230/L) for the demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.					
Recommendation(s):		Discharge conditions			
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 24/11/11 to 15/12/11 and a press notice published on 1/12/11 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

Condition 21a (x) required details to be submitted for the integration of double glazing to the existing timber windows in the West Granary Office. Unlike the other buildings in the complex, the WGO had already had double glazing installed in the windows, so other than works of repair no double glazing will be installed.

Condition 21b (ii) requires the submission of details for all new external plant including screening. The proposed screen will be located at the northern end of the Western Transit Shed (on grid line 22). It would be set back behind the line of the northern face of the modern UAL building and thus would only be visible from the point demonstrated on the building. It would not interfere with any historic fabric (as both the UAL building and WTS roof are modern) and would have a minimal visual impact.

Condition 21b (ix) request details of the treatment of the internal face of the structural walls of the WTS. This has been discussed prior to submission with both council and English Heritage officers. The internal walls were originally treated with a lime wash and later with oil and water based paint. A steam cleaning process is proposed to remove surface grime without using damaging abrasion (a trial area has been inspected). This will leave a layer of paint/lime wash which will reflect the building's history and is consistent with the approach taken in other parts of the complex where it was agreed to leave the paintwork (rather than exposing the brickwork).

Repairs to the brickwork will be carried out using salvaged brick and lime mortar.

The submitted details are considered to satisfy the requirements of the condition and preserve the special interest of the listed building, therefore it is recommended that the conditions are discharged.

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