

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	03/11/2011
		N/A / attached		<b>Consultation Expiry Date:</b>	20/10/11
<b>Officer</b>			<b>Application Number(s)</b>		
Alan Wito			2011/4539/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Kings Cross Development Zone L Eastern Goods Yard York Way London N1 0AU			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 new external plant, relocated services and internal finishes of the Western Transit Shed pursuant to conditions 21a (v), (vi), (vii), (xv) of listed building consent 2007/5230/L dated 08 April 2008.					
<b>Recommendation(s):</b>		<b>Discharge conditions</b>			
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>			

<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>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 21/9/11 to 12/10/11 and a press notice published on 29/9/11 but no responses were received as a result of this.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	King's Cross CAAC submitted a comments form for the application but no comment was made.					

## 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 19<sup>th</sup> 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.

The lighting track on the north elevation of the Granary building was approved under condition 21a (xxi) on 24/5/11 (ref: 2010/1749/L).

Condition 21a (vi) was approved for the EGO on 23/12/10 (ref: 2010/4777/L).

Condition 21a (vii) was approved for the EGO on 8/10/10 (ref: 2010/4559/L).

Condition 21a (xv) was approved for the EGO on 21/2/11 (ref: 2010/4601/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

The submissions for these conditions largely replicate the details submitted and approved for the East Granary Office.

A submission has been made for the lighting track on the north elevation of the Granary under condition 21a (xxi) but this has already been approved under application 2010/1749/L.

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

### **Disclaimer**

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