

Delegated Report		Analysis sheet		Expiry Date:		20/10/2010	
		N/A		Consultation Expiry Date:		27/9/10	
Officer				Application Number(s)			
Alan Wito				2010/4567/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)							
Submission of details of all new relocated services, including risers and pipe work, air handling equipment, communication technology equipment and lighting pursuant to condition 21b (iii) of the listed building consent 2007/5230/L, dated 08/04/2008 for the demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.							
Recommendation(s):		Part 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 dated 15 September 2010 stating that the submitted details are considered satisfactory to meet the requirements of the condition.</p> <p>A site notice was put up near the development which ran from 1/9/10 to 22/9/10 but no responses were received as a result of this.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		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

Replacement Unitary Development Plan 2006

Policy B6 – Listed Buildings

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan

Assessment

Condition 21b (iii) requires details of external and internal alterations for the Eastern and Western Transit Sheds for all new and relocated services. This application has only been submitted for the Eastern Transit Shed.

Under the approval of details for the 21b (vi) (ref: 2009/5052/L) permission has been granted for new openings in the west wall of the Eastern Transit Shed.

The only original fabric which survives in the Eastern Transit Shed is the external walls. As per the approved drawings the entire interior and roof has been rebuilt and generally services are located within modern floors and walls.

A small number of services are proposed to be fixed to the original brick walls including security access controls and emergency break glass units. These are small in size and on a wall of this scale will have a minimal impact, especially as they will be seen in the immediate context of the adjacent modern doors which were approved. A small amount of conduit is required but this is localised and as the brickwork is exposed there is no opportunity to embed it within the wall structure.

The proposed works are considered sufficient to satisfy the requirements of the condition and preserve the building's special interest. It is therefore recommended that the condition is discharged for the Eastern Transit Shed.

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