

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/09/2010	
		N/A		<b>Consultation Expiry Date:</b>		19/8/10	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2010/3815/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Kings Cross Development Zone L The Granary Building and Granary Offices 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>							
Approval of details pursuant to condition 21(a)(iv), details of proposals for repair of the stone cornice at the roof level of the Granary Building and of the stone hoods which protect the external loading bay pulleys, of Listed Building Consent (Demolition) 2007/5230/L dated 08/04/2008							
<b>Recommendation(s):</b>		<b>Discharge Condition</b>					
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<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 dated 20 August 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 28/7/10 to 18/8/10 but no responses were received as a result of this.</p>					
<b>CAAC/Local groups* comments:</b> *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 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.

## 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

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

## Assessment

Condition 21 (a) (iv) required details to be submitted for the repair and reinstatement of the stone cornices to the Granary Building.

Works have been completed for the repair and reinstatement to the stone cornice at the top of the building and the four stone hoods above the loading bays. These works were undertaken under the supervision of both the council and English Heritage through ongoing discussions and site visits.

The method statement submitted demonstrates that the works were carried out in a sympathetic manner with the minimal loss of historic fabric. Much of the damage had been caused by the corrosion and expansion of iron straps and cramps which is a common cause of failure in buildings of this age. Damaged stonework has been cut away and new sections to match the existing pieced in carefully using stainless steel rods and resin which will be more resistant to the weather.

The works have been done following sound conservation principles of minimal loss of historic fabric and the resultant appearance of the cornice and stone hoods is considered an improvement over the poor condition it was previously in. It is recommended that the condition is discharged.

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