

Delegated Report		Analysis sheet		Expiry Date:		25/06/2010	
		N/A		Consultation Expiry Date:		16/6/10	
Officer				Application Number(s)			
Alan Wito				2010/2362/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 of new openings within external brickwork to the west transit shed pursuant to Condition 21b (vi) 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):		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
				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 near the development which ran from 26/5/10 to 16/6/10 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.

Condition 21b (vi) was partially discharged for the Eastern Transit Shed on 16/12/09 (ref: 2009/5052/L).

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 21b was partially discharged in 2009 for the Eastern Transit Shed only. This application seeks to discharge the rest of the condition by submitting details for the Western Transit Shed.

The proposals are in accordance with listed building consent 2007/2530/L granted for the redevelopment of the Granary Complex but their details were conditioned to ensure the works could be undertaken as set out in the scheme's general drawings.

A number of small openings are proposed to allow construction of the current approved building design. Openings are proposed to accommodate dry risers and on a building of this scale the size of hole will result in a very small amount of historic fabric. No hole interferes with any feature of note.

It is considered that the special interest of the listed building is preserved by the proposed works and therefore it is recommended that the condition is discharged.

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