

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/05/2010	
		N/A		<b>Consultation Expiry Date:</b>		5/5/10	
<b>Officer</b>				<b>Application Number(s)</b>			
Alan Wito				2010/1749/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>							
Details of lighting rail fixture and fittings fixed to the north face of the Granary building wall pursuant to partial discharge of condition 21a (xxi) 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.							
<b>Recommendation(s):</b>		Part discharge of condition					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		English Heritage was notified of the application on 14/4/10 and a letter of response was received dated 20/4/10. English Heritage considered the details satisfactory to meet the requirements of the condition.  A site notice was put up near the development which ran from 14/4/10 to 5/5/10 but no responses were received as a result of this.					
<b>CAAC/Local groups* comments:</b> *Please Specify		King's Cross CAAC was notified of the application on 14/4/10 but to date no response has been received.					

## 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 21a (xxi) required the submission of details for the lighting and fittings (both internal and external) to the Granary Building and Granary Offices. The submitted details are only for the north elevation of the Granary Building.

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.

The proposed lighting rail would be fitted to the north elevation of the Granary Building which would be enclosed by a full height glass atrium serving the approved east-west link. The design includes a hanging rail which could be used to hang information or artwork associated with the proposed users of the building (UAL).

The lighting rail would have a robust and industrial character which when viewed in comparison with the scale of the Granary Building is considered to preserve the special interest of the listed building. It is therefore recommended that the condition is partially discharged for this element of the works.

### **Disclaimer**

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