

Robert Evans
Argent (King's Cross) Ltd
5 Albany Courtyard
LONDON
W1J 0HF

Application Ref: **2007/5230/L**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

08 April 2008

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent (Demolition) Granted

Address:

**Kings Cross Central - Main site
Land between Euston Road
St Pancras Station
Midland Main Line
The New Channel Tunnel Rail Link
York Way and Kings Cross Station.**

Proposal:

Demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.

Drawing Nos: Submission of Details Statement -Sept 2007; Listed Building Consent Application Supporting Statement -Sept 2007; Conservation Plan -Sept 2007; Urban Design Report -Sept 2007; Environmental Sustainability Plan -Sept 2007; Access Statement -Sept 2007; Earthworks and Remediation Report -Sept 2007.
Letters from Argent dated 30/10/2007 and 15/02/2008.

Listed Building Application: Location Plan TOWN279.2(08)527 rev 501, 508 rev 501.
Drawing Package 1C (Infrastructure) comprising Infrastructure UAL-U-008 - 012 (Issue P5), 015, 016, 030, 031 (Issue P4); Highways UAL/H/7120 issue P1, 7100-7103 (Issue P4), 7900-7903 (Issue P4), 7950 issue P5, 7951 issue P4, 7952 issue P4, 7953 issue P5;



Bridge UAL-S-002 issue P4.

Drawing Package 1B (Landscape) comprising Plans TOWN279-2(08)039, 085, 086, 501 rev R05, 502 rev R04, 503 rev R04, 504 rev R03, 505 rev R04, 506 rev R05, 508 rev R04, 510 rev R02, 511 rev R03, 512 rev R04, 513 rev R03, 514 rev R03, 515 rev R03, 302 rev R02, 304 rev R01, 305 rev R01, 306 rev R02, 520 rev R01, 521 rev R01, 525 rev R01, 526 rev R01; Details 6101 rev R00, (96)6102 rev R00, 6201 rev R00, 6301 rev R00, 6302 rev R00, 6307 rev R00, 6312 rev R00, 6401 rev R01, 6402 rev R01, 6410 rev R01, 6501 rev R01, 6504 rev R00, 6701 rev R00, 6801 rev R01; Sections (96)701 rev R03, (96)702 rev R01, 703 rev R01, 704 rev R01, 705 rev R01, 706 rev R00, 707 rev R01; Revised paving materials and retained heritage features TOWN279.2(96)530 rev R08; Revised demolition TOWN279-2(96)521 rev R03; Bridge KA016/TPA/001 rev A, 002 rev A, 003 rev B, 004 rev A, 005 rev O, 006 rev A; Planting plans TOWN279-2(96)310 & 331.

Drawing Package 1A (Buildings) comprising Existing 376_PL_001 - 016; Demolition 376_PL_017 - 31; Proposed 376_PL_032 - 040, 041 rev A, 042 - 047; Demolition 376_PL_048 - 061; Proposed 376_PL_062 - 064, 065 rev A, 066 rev A, 067 - 079; 357_PL_001 - 010.

The Council has considered your application and decided to grant Listed Building Consent (Demolition) subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 No development shall take place until the applicant, their agent or successors in title shall, before the carrying out those works, secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: In order to safeguard the special archaeological and historic interest of the building in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 No works authorised by this consent shall take place until the applicant, their agent or successors in title, has implemented a programme of building recording and analysis by a person or body approved by the Council as local planning authority. This programme shall include not only the built fabric within the Granary Complex (comprising Granary Building, Granary Offices, East and West Transit Sheds, including stables areas, Assembly Shed and West Handyside Canopy) but also the external ground areas within the curtilage of the buildings, including the area beneath the Handyside Canopy and to the south of the Granary as far as the north wall of the former canal basin. This programme shall be in accordance with a written scheme which has been submitted by the applicant and approved in writing by the local planning authority, advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Precautions shall be taken to secure and protect the interior and exterior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before relevant works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Council, advised by English Heritage. Particular regard should be given to the following items:
- a. Historic ground surface finishes throughout the Granary complex and associated curtilage land (as identified in condition 2), including York stone and granite pavements, granite setts, turntables, crane bases, capstans and rail lines.
 - b. All historic industrial ironmongery throughout the site, including winches, pulleys, tracks, hooks, chains, downpipes, columns, catches and hinges
 - c. Painted bay numbers and air raid shelter signs
 - d. Timber floors, metal doors and timber framed windows within the Granary Building and Granary Offices
 - e. Stone staircases and ironwork balustrades within the southern stair cores at the Granary Building

Reason: In order to safeguard the special architectural and historic interest of the building; in order to prevent damage to the fabric of the listed building which may be detrimental to the appearance and/or structural well-being of the listed building, in accordance with the requirements of policies B6 and KC11 London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Prior to the commencement of any relevant works a schedule of all historic items to be moved or removed from the Granary Building, East and West Granary Offices, Assembly Shed, East and West Transit Sheds and West Handyside Canopy Complex and associated curtilage land shall be submitted to and approved in writing by the Council as local planning authority, advised by English Heritage. The schedule to be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse and disposal of those items. The schedule and strategy is to include, but not be limited to, the following items:
- a. Historic ground surface finishes throughout the Granary complex and associated curtilage land (as identified in condition 2), including York stone and granite pavements, granite setts, turntables, crane bases, capstans and rail line
 - b. All historic industrial ironmongery throughout the site, including winches, pulleys, tracks, hooks, chains, downpipes, columns, catches and hinges
 - c. Timber floors, metal doors and timber framed windows within the Granary Building and Granary Offices
 - d. Features relating to the original basement level stables accommodation within the East and West Transit Sheds, including ironwork columns, brickwork, granite setts, troughs, ties and tack hooks

e. Uncovered items within the Granary Complex, which have not been itemised as part of this submission, including original floor finishes, turntables, capstans and other machinery.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Any hidden historic features which are revealed during the course of works, with the exception of turntable structures, tracks, sleepers, setts, platform structures, capstans, hydraulic pipework and equipment and the notable features identified in the Conservation Plan dated September 2007 shall be retained in situ, and any work potentially impacting on such features or their setting shall be suspended and the Council as local planning authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council, as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 The stability of the structure to remain must, throughout the period of demolition and reconstruction, be secured before any works of demolition begin, taking into account any rapid release of stress, weather protection, controlled shoring, strutting, stitching, reinforcement, ties or grouting as may occur to be necessary.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 No works of demolition or structural alteration to the Granary Building or East or West Granary Offices shall commence until such time as evidence of the contract(s) for the carrying out of the completion of the entire scheme of works for which consent is hereby granted has been submitted to the Council as local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 All new external and internal works of making good (including finishes) to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 New facing brickwork and stonework for use in repairs to the original facades shall match the existing original brickwork and stonework of the building in respect to colour, texture, consistency, face bond, joint size, mortar mix and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 Sample panels of all new facing brickwork and stonework to be used in making good the original fabric shall be provided on site and the specification approved in writing by the Council as local planning authority, in consultation with English Heritage, before the relevant parts of the works are begun. The sample panel(s) shall show the proposed brick and stone types, colour, texture, face-bond, joint size, mortar mix and pointing profile. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on situ until the work is completed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 No cleaning of brickwork or stonework, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority, as advised by English Heritage, before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 No repointing of brickwork or stonework is authorised by this consent without prior approval of details. Typical proposals for repointing shall be submitted to and approved by the Council as local planning authority, as advised by English Heritage, before the work is begun, and the work shall be carried out in accordance with such approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 14 All new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent, unless otherwise agreed by the Council.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 15 All new external joinery shall be of painted timber unless otherwise agreed in writing by the Council as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 16 All new vertical rainwater goods and soil pipes on the visible elevations shall be constructed in cast iron and shall be painted, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent or as otherwise agreed in writing by the Council as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 17 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the external faces of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council, as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 18 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council, as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 19 No aerials, plant, equipment or means of enclosure shall be erected outside the building envelope other than as indicated on the approved drawings, unless otherwise agreed in writing by the Council, as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 20 Where appropriate all new partitions within the Granary Building shall be scribed around the existing ironwork columns and mouldings

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 21 See full details of condition 21 on docgen document.
- 22 Notwithstanding parts of these features shown on the approved drawings, the display screens and their fittings shown on the south elevation of the West and East Granary Office buildings have been withdrawn from this application as confirmed by letter from the applicant dated 15/02/2008 and therefore are not covered by this approval.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 23 Prior to commencement of any relevant works, a detailed Materials Specification describing and illustrating the materials, surface treatments, fixtures and finishes of the new build scheme (encompassing office addition to west Granary Offices and all structures within the footprint of existing Assembly shed) visible from the public realm and from the east-west link through the Granary complex, must be submitted to and approved by the local planning authority, as advised by English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 24 Prior to the commencement of any relevant works a detailed Retail External Design and Feature Specification, including finishes, signage and fascia detail, plant detail, method statements where appropriate, materials, colours and dimensions of all elevation features visible from Transit Street shall be submitted to the Council for approval. The Specification to be accompanied by a sample panel which shall be provided on site before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panel. The approved sample panel shall be retained in situ until all retail frontages are completed.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 25 Notwithstanding the submitted drawings and support documents, with the exception of works required to install new staircores, risers, ducts and the atrium/lightwell in the centre of the Granary Building, the existing timber floors in the Granary Building shall not be removed or any works carried out to them other than for their repair or refurbishment unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 26 Notwithstanding the submitted drawings and support documents, existing internal hoists to the loading doors on the southern elevation of the Granary Building shall not be removed or altered unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 27 Prior to the commencement of any relevant works to the Granary Building, East and West Granary Offices, Assembly Shed, East and West Transit Sheds, West Handyside Canopy or Granary Square a Signage and Interpretation Strategy shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage. The document to encompass all types of proposed signs, including for the purposes of wayfinding, health and safety, heritage and context interpretation, signage for non-retail occupancies within the complex and shall include guidance in relation to location, size, colour, method of illumination, materials and fixing methods. The Interpretive element of the strategy to address but not be limited to the following:
- i. the topics and details of provision of interpretive information within the public areas of site, for avoidance of doubt this includes public routes through the Granary building, the site of the former Canal Basin, other features within Granary Square, along Wharf Road and the towpath approaches to the Granary complex
 - ii. the nature, number, size, location and type of interpretive information points and references throughout the site
 - iii. the inclusion of public art and media into the interpretive scheme
- The relevant work shall be carried out in accordance with such strategy thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 1 The Conservation Plan for the Eastern Goods Yard will need to be updated following the completion of the works authorised by this consent. The council recommend that the applicant examine the potential for a Heritage Partnership Agreement with occupiers and tenants in order to encourage strategic management of the large heritage complex while seeking to cut time-consuming consent administration.
- 2 For the avoidance of doubt it should be noted that English Heritage have directed that conditions 3,4,5,6,11, 12, 13, 15, 16, 17, 18, 19, 21, 23 and 27 shall not be approved by the Council without obtaining the written approval of English Heritage.
- 3 Reasons for granting consent.

The proposed works are in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006,

namely B6, B7, B8 and KC11, furthermore it accords with the specific policy requirements in respect of the following principle considerations: acceptable demolition and partial demolition and necessary alterations to ensure the efficient re-use of the Granary complex; high standard of design having regard for the special historic and architectural interest of the listed building; overall alterations refurbishment and upgrading of the heritage buildings consistent with ensuring the future intensive use of the Granary complex; improvements to the setting of the Granary through public realm enhancement including the creation of a new public square. For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the Committee Report.

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