

Delegated Report		Analysis sheet		Expiry Date:		20/01/2010	
		N/A / attached		Consultation Expiry Date:		29/12/2009	
Officer				Application Number(s)			
Antonia Powell				2009/5533/L			
Application Address				Drawing Numbers			
King's Cross Station Euston Road London N1 9AP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of new and relocated services pursuant to part Condition 8 of permission dated 10/03/2009 (2008/2860/L) for 'various alterations and works of refurbishment and repair to Southern facade and Northern end screen, the central spine wall and Platforms 1-8.'							
Recommendation(s):		To Approve Details (Listed Building)					
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:		English Heritage have sent a letter stating "These submitted details are considered satisfactory to meet the requirements of the condition". Site Notice – no responses have been received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

King's Cross Mainline Railway Station, Euston Road. Listed Grade I

Railway terminus. 1850-52. By Lewis Cubitt (architect), and Sir William and Joseph Cubitt (engineers). Yellow stock brick. 2 train sheds (originally 1 for arrivals, the other for departure) closed by monumental plain brick screen of 2 glazed semicircular openings, framed with recessed arches (echoing the train sheds behind) with central and flanking towers; ground storey obscured by late C20 additions. Central tower with rectangular clock turret with pyramidal roof, eaves cornice and weather vane. To the west, 3 storey 3 window office block with booking hall and service rooms at rear; 1st floor with thin, debased Venetian windows, cornice at 2nd floor level, 2nd floor segmental-arched sashes (flanking bays tripartite), cornice. On east side, an extension with archway to the cab drive (now bricked up); rusticated surround to arch and quoins; cornice above which 3 tripartite sashes and parapet.

Relevant History

LBC 2007/2611/L granted 31/08/2007 for :- Alterations to and refurbishment of main train shed and suburban train shed roof to include installation of photovoltaics.

2009/4472/L granted 03/11/2009 for the Discharge of Condition 4 iv) Details of Temporary works (LBC 2007/2611/L granted 31/08/2007))

2006/3394/L and 2006/3387/P Consent granted 9th November 2006 for :-
Alterations, extensions, refurbishment works to King's Cross Station including construction of Western Concourse to abut western range and the Great Northern Hotel; alterations, refurbishment and structural upgrading of the Western Range including reinstatement of bomb gap facade; construction of platform Y with installation of associated catenaries; demolition and replacement of Handyside footbridge; refurbishment of original booking hall; construction of canopies to south elevation of main train shed and taxi waiting areas; construction of enclosure to London Underground southeast stairs; alterations to platforms 1 and 5-8; demolition of southern end of suburban train shed and adjoining canopy; demolition of engineer's bothy building and major portion of cab road to York Way and related walls and structures; permanent removal of Great Northern Hotel porch, railings and flagpole and porte cochere and northern canopy to mainline station western range; various demolitions in the western range from basement to 3rd floor levels and roof of former booking office; and other alterations, operations and extensions in connection with the provision of new passenger and operational facilities.

2009/ 5175/L granted 20/01/2010 Submission of details pursuant to condition 8 (details of proposed methods of repair, re-pointing and cleaning of brickwork and stonework) of application 2008/2860/L (Granted 10/3/2009) for various alterations and works of refurbishment and repair to Southern facade and Northern end screen, the central spine wall and Platforms 1-8.

Relevant policies

London Borough of Camden replacement UDP 2006 Policy B6

Assessment

This application, submitted under condition 8 (LBC 2008/2860/L granted 10/03/2009) relates to proposed repairs to the brickwork of the spine wall of the main train sheds of King's Cross Station. Part condition 8 (LBC 2008/2860/L) relating to the brickwork cleaning of the spine wall was granted 20/01/2010. Further details will need to be submitted relating to the brickwork repairs and cleaning of the southern and northern end screens.

The submission confirms that bricks salvaged from works currently being carried out within the station will be used for essentially patch repairs. It is also confirmed that the lime mortar for the repairs will be to match the approved mix for the works to the Western Range. The methods and extent of repair has been discussed in detail on site with LB Camden and English Heritage. The agreed principal is to repair only where necessary i.e to only replace bricks which are missing or have only about a third remaining, and to avoid over working the brickwork with a resulting "new look".

In line with other approved methods of brickwork repair elsewhere within the station this proposal is found to be acceptable.

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