

Delegated Report		Analysis sheet		Expiry Date:		06/01/2008	
		N/A		Consultation Expiry Date:		13/02/2008	
Officer				Application Number(s)			
Angela Ryan				2007/6207/P			
Application Address				Drawing Numbers			
The German Gymnasium 26 Pancras Road London NW1 2TB				014-DCG-1D000-01174-AA			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposals							
Variation to condition 1 to allow extension of temporary time period until 31st December 2009 pursuant to planning permission dated 15th March 2006 (ref. 2005/4625/P) (for the retention of 4 external air conditioning units on the ground in front of the northern elevation of the listed building).							
Recommendations:		Granted					
Application Types:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	1	No. of responses	1	No. of objections	00
Summary of consultation responses:		<u>English Heritage</u> - delegated the determination of the application to Camden Council (See letter dated 31/01/08).					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is located at the southern end of the King's Cross Opportunity Area, between St Pancras and King's Cross Stations, both of which are Grade I listed. The building is bounded by Pancras Road to the south and east and the new extension to St Pancras Station to the West. To the north lie the two (remaining) Stanley buildings, both of which are Grade II listed.

The building itself was built in 1864-65 as one of the earliest examples of a purpose-built gymnasium. The National Olympian Association held its first games at the German Gym in 1866 and the building is important in the evolution of the Olympic movement. The gym was designed by the architect E A Grüning, in a Prussian vernacular style.

The application relates to an area of land to the north of the building, adjacent to the Stanley Buildings.

Relevant History

Planning permission and listed building consent were granted on 29 November 2004 for the change of use of the building to D1. The permission included alterations to provide a temporary exhibition area, event space and franchise coffee outlet, and involved the partial removal of internal walls and flooring, external alterations and the erection of two external fire escapes, the installation of louvre vents, and internal secondary glazing on windows on the north and east elevations (the fire escapes, louver vents and glazing are all temporary works).

On 15th March 2006 planning permission was granted for the retention of 4 external air conditioning units on the ground floor in front of the northern elevation of the listed building (Ref: 2005/4625/P).

Relevant Policies

SKC1 –Sustainable development
SD6 - Amenity for occupiers and neighbours
SD7 - Light, noise and vibration pollution
SD7B - Noise/vibration pollution (*complies with policy*)
SD8 – Disturbance
SD8A - Disturbance from plant and machinery
B1 - General design principles
B6 - Listed buildings
B7A - Character and appearance (*complies with policy*)
KC8 – Design
KC11 – Heritage

Assessment

The principle considerations for the air conditioning units was the impact of the proposal on amenity, the setting of the listed buildings and the character and appearance of the Conservation Area.

It was considered that the proposal would not be detrimental to either the amenity of the immediate area, the Listed Building itself (Gymnasium) or the Listed Buildings adjacent (Stanley Building) or the character and appearance of the Conservation Area.

Located on the ground adjacent to the north elevation of the German Gymnasium the AC units are currently disguised behind a material covering which the (temporary) coffee shop has erected, although even without this covering, the AC units are not visible from the public domain. As the AC units are not visible it is considered that they have minimal impact on the character and appearance of the Conservation Area.

With regard to the preservation and setting of the listed buildings, the AC units lie adjacent to the Southern Stanley Building and to the German Gymnasium to which they serve. The AC units are not fixed to the Gymnasium (moreover they are located on slabs on the ground adjacent, below a temporary fire escape) however they are plugged into the Gymnasium by conventional sockets. These sockets, due to their size and design, are considered to have little effect on the overall fabric of the listed building or it's character. In terms of the impact of the AC units on the setting of either of the listed buildings, this is considered to be minimal. The application was for the temporary location of the units, assumingly for the lifetime of the German Gymnasium in it's current use (see planning history above) and as such it is considered that any impairment to either listed building would be temporary. As such, overall, the proposal was considered to have minimal impact on the setting of the listed buildings and any impact on their preservation would be temporary.

With regard to the noise of the AC units, no acoustic report was submitted with the original application, however the Council's Environmental Health Officers had considered model noise conditions appropriate which limit noise levels at a point 1m external to sensitive facades at least 5dB(A) less than the existing background measurement. Given that the 4 AC units were already installed, and following a site visit by EH Officers during which the AC units appear to be over and above Camden's Noise Criteria, it was considered to be unenforceable to attach such a condition retrospectively. However, given that there are no residential or office premises within the vicinity (the CTRL portacabins adjacent are temporary) and subject to the AC units being temporary and being removed by December 2007, EH Officers had no objection. This situation remains the same.

The Gymnasium is included in a pending application for the Main Site (King's Cross Central Ref: 2004/2307/P), which in short, proposes the redevelopment of the King's Cross Railway lands. The gymnasium would facilitate a range of uses within A1/A2/A3/D1/D2 uses. The extension to the temporary period is sought to allow the Gym to continue in its interim role, pending development of a detailed refurbishment scheme.

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