

Delegated Report		Analysis sheet		Expiry Date:		06/01/2008	
		N/A		Consultation Expiry Date:		13/02/2008	
Officer				Application Number(s)			
Angela Ryan				2007/6217/L			
Application Address				Drawing Numbers			
St Pancras Gymnasium [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		
Proposal(s)							
Variation to condition 2 to allow extension of temporary time period until 31st December 2009 pursuant to planning permission dated 16th May 2005 (ref. 2005/0903/L) (for the fixing of new stainless steel externally illuminated signage, and the installation of external lighting to the western facade of the Gymnasium for a temporary period in connection with the exhibition area).							
Recommendation(s):		Granted					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	1	No. of responses	1	No. of objections	00
Summary of consultation responses:		English Heritage 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 on Pancras Road, immediately east of the new St Pancras Station extension. It is at the southern end of the King's Cross Opportunity Area and is in the King's Cross Conservation Area. To the south is a temporary taxi rank and the re-aligned Pancras Road. To the north is the southern block of Stanley Buildings.

The German Gymnasium is grade II listed and was built 1864-65, designed by Edward Grüning. The style of the building is Prussian neo-medieval vernacular, in yellow brick with red brick detailing. The former entrance block, which extended to the south-west, was demolished to enable the construction of the St Pancras Station extension and related Channel Tunnel Rail Link works. A new load-bearing façade was constructed, which includes the new entrance. This elevation was designed to be in keeping with the rest of the building. This elevation addresses the modern station extension.

The building was designed as a unique, purpose-built gymnasium for the German Gymnastic Society. The gymnasium was part of the movement towards the establishment of the Olympic Games and was important in the development of public sport and fitness.

Relevant History

The planning history has involved a number of permissions for different uses, most temporary. These include:

- ❑ Continued use of the first and second floors as an arts centre, for exhibitions, performances and functions;
- ❑ Permission for continued use as an arts centre renewed- 1997; and
- ❑ Continued use of the upper part of the hall as a film location studio and associated offices- 2000.

Consent was given under the provisions of the Channel Tunnel Rail Link Act 1996 for the demolition of the south-west half of the German Gymnasium, including the entrance and staircase. A new external wall to the remaining building was constructed in 2002. The gymnasium's context has changed as the row of shops to the west were also demolished.

Listed building consent and planning permission were granted in November 2004 for a change of use to D1 use, to provide a temporary exhibition area, event space and franchise coffee outlet. The works are for a temporary period to 31 December 2007. This involved the partial removal of internal walls and floor, external alterations and the following temporary works: erection of two external fire escapes; installation of louvre vents and internal secondary glazing on windows on the north and east elevation. This exhibition is nearing completion and will include exhibits of the CTRL works and the new station extension.

The proposed sign was required as a result of these temporary uses.

Advertisement Consent was granted in April 2005 for a temporary free-standing sign, 3 metres high, to the south of the west elevation, which was in connection with the temporary exhibition.

On 16th May 2005 Listed Building Consent was granted for the fixing of new stainless steel externally illuminated signage, and the installation of external lighting to the western facade of the Gymnasium for a temporary period in connection with the exhibition area (Ref: 2005/0903/L).

Relevant policies

KC11 Heritage
B6 Listed Buildings
B7A Character and appearance of conservation areas

Assessment

The proposed sign was the first sign erected on the new elevation. The proposals entailed the fixing of stainless steel temporary sign to 31 December 2007 (with a temporary name, 'The Gymnasium') to be placed on the west elevation and for the installation of external illumination to this sign. The sign is approximately seven brick courses high and would span three of the ground floor arches. It is placed on the band of red brick situated above the ground floor arches. The letters are individually cut out and joined to the top and bottom of the letters by small strips to stainless steel bands framing the top and bottom of the sign. The sign is fixed into the wall into the mortar joints, thus minimising any potential damage to the wall by avoiding the bricks. A minimal number of fixing points were proposed.

The proposed external illumination to the west elevation consisted of six cricket uplighters, which were recessed flush into the tarmac surface of the pavement. The trunking used to enclose the lighting cables was kept to a minimum. The illumination was welcomed because it increased the visibility of the elevation in the dark.

The scale, position, design, material and font of lettering were considered to be in keeping with the design, scale and materials of the building.

The proposed temporary name, 'The Gymnasium', is a change from the historic name of the building, 'The German Gymnasium'. Neither the planning nor listed building consent regimes allow control of the actual names of buildings.

The extension of the temporary period is to allow for the Gym to continue in its interim role, pending development of a detailed refurbishment scheme.

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