

Delegated Report		Analysis sheet		Expiry Date:		28/11/2007	
		N/A / attached		Consultation Expiry Date:		27/12/07	
Officer				Application Number(s)			
Antonia Powell				2007/6011/L			
Application Address				Drawing Numbers			
Kings 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 a proposed written scheme for a programme of building recording as partial discharge of condition 3 pursuant to listed building consent granted subject to a section 106 legal agreement dated 9th November 2007 (ref. 2006/3394/L) (for the alterations, extensions, refurbishment works to King's Cross Station).							
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 wrote stating "These submitted details are considered satisfactory to meet the requirements of the condition" Site Notice – No responses were received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

King's Cross Station, Euston Road

Relevant History

2006/3394/L Listed Building Consent for : Alterations, extensions, refurbishment works to King's Cross Station including construction of the Western Concourse to abut the Western Range and the Great Northern Hotel. Granted 09/11/07

Relevant policies

London Borough of Camden Replacement UDP 2006 Policy B6

Assessment

Condition 3 Consent 2006/3394/L granted 09/11/07 states the following:-

"No works authorised by this consent shall take place until the applicant 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 be in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority advised by English Heritage".

The purpose of the Building Recording is the compilation of a lasting record of the site and building prior to the alterations, extensions and refurbishment works to the Western Range and the creation of the Western Concourse.

The submitted document presents the written scheme for Building Recording, commissioned by Network Rail as partial requirement of condition 3 (2006/3394/L). The document outlines the aims and objectives for the recording work as well as standards for the presentation of findings and requirements for a watching brief. The document confirms that the level of recording will be "Level 2", as detailed in English Heritage's "Understanding Historic Buildings, A Guide to Good Recording practice, 2006".

This written statement was used as the basis for informing contractors invited to tender for the recording work. Ingram Consultancy, Historic Building Consultants, who are currently working on the

refurbishment work to the Eastern Range of King's Cross Station, have been, after discussion with English Heritage, selected as the Building Recording Contractor. Details of the practice are included in the submitted documents.

Prior to the commencement of Building Recording, Ingram Consultancy, are required to supply a Method Statement to the LPA. The Method Statement shall be in accordance with this submitted written scheme.

Building Recording will be carried out in advance of and during the early stages of the work that is to be carried out to King's Cross Station.

Building Recording Reports will be prepared as follows:-

- Phase 1 – In advance of works

Reports will be prepared to contain comprehensive photographic records of the relevant area within the station, with associated commentary fully describing each of the items/ areas of architectural and/or historic interest with relevant supporting drawings. The Phase 1 reports shall include the results of a desk study to identify any further hidden architectural or historic items of interest likely to be found during the works.

- Phase 2 - Watching Brief/reports

These reports will record findings of regular inspections on site at not greater than fortnightly intervals, during the initial opening up of the works. The reports will record hidden items of architectural and historic interest as they are uncovered. The recording contractor will therefore be required to attend on a periodic basis over an extended period as the work progresses.

On completion of the recording work all the reports will be collated to produce a single master document. The master document will be of archive quality and it is proposed that it will be deposited, in agreement with English Heritage and LB Camden, with the NMR or another appropriate body.

The details submitted with regard to the requirements of the first part of Condition 3 are thought to be sufficient. As detailed above further submissions will be needed in due course.

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