

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	26/10/2007
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Antonia Powell			2007/4271/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Eastern Range Building Kings Cross Station Euston Road London N1 9AP			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
To Approve the discharge of Condition 6, part 7 and 16 a), d), e), f), g), h), and i) relating to Listed Building consent dated 15th March 2006 (ref.2006/0040/L) (for renewals, refurbishment and upgrading works to existing offices, including replanning of internal arrangements, provision of DDA compliant access arrangements and new southern office entrance, full mechanical and electrical installations including new mezzanine floor and creation of new mansard plant room areas)..					
<b>Recommendation(s):</b>		<b>To Approve the Discharge of Condions (Listed Building)</b>			
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>English Heritage was required to be consulted on Conditions :- 6, 7, 10 and 16. EH letter, received by LB Camden 4<sup>th</sup> Sept 07, stated that the submitted details are considered satisfactory to meet the requirements of the conditions.</p> <p>Site Notice – The statutory requirement to display a site notice for the discharge of conditions was carried out on the 20<sup>th</sup> July 2007 when conditions 1, 5-9 (inclusive) and 12-21 (inclusive) were submitted under 2007/3328/L - No responses have been received</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	N/A					

### Site Description

King's Cross Station Eastern Range

### Relevant History

2006/0040/L Consent granted 15<sup>th</sup> March 2006 for the :- Renewals, refurbishment and upgrading works to existing offices, including replanning of the internal arrangements, provision of DDA complicant access arrangements. A new southern office entrance, full mechanical and electrical installations including new mezzanine floor and creation of new mansard plant room areas.

2007/3328/L Consent granted on 20<sup>th</sup> August 2007 for the discharge of Conditions 5, part 7 and 9.

### Relevant policies

London Borough of Camden Replacement UDP 2006 Policy B6

### Assessment

The approved scheme (2006/0040/L) for the renewal, refurbishment and upgrading works to the Eastern Range of King's Cross Station requires the following :-

Condition 6 "No works authorised by this consent shall take place until the applicant has submitted a schedule of chimney pieces within the building, with proposals for the relocation of those chimney pieces affected by the works and such schedule has been approved in writing by the Council as local planning authority. The relevant work shall be carried out in accordance with such details".

A full schedule detailing the works to each chimney piece has been submitted and the requirement above has been satisfied.

Condition 7 " Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers drawings and a method statement, indicating the proposed method of ensuring the safety and stability of building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the council...."

Part of the approval of details relating to Condition 7 remains outstanding. Drawing Nos. G110-P-01-001/07 and G110-P-02-001/06 concerning demolition to the 1<sup>st</sup> and 2<sup>nd</sup> floors –have been assessed and are now recommended for approval.

It is noted that the work relating to condition 8 is no longer part of the proposed works. The condition however remains valid.

Condition 14 "All new external and internal works and finishes and works of making good 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 condition attached to this consent".

A full and very thorough repair schedule has been submitted which confirms that the proposed work will be carried out in an appropriate method with material, colour, texture and profile to match the existing adjacent work unless detailed on the original consent (2006/0040/L). Condition 14 remains binding and any work which varies from this condition will be required to be submitted to and approved in writing from the council as planning authority

Condition 15 "The new joinery work shall match the existing joinery work adjacent in respect of materials dimensions and profiles, unless shown other wise on the drawings or other documentation hereby approved or required by any conditions attached to this consent".

A full and very thorough joinery repair schedule has been submitted which confirms that the proposed work will match the existing joinery work adjacent in respect of materials, dimensions and profiles unless detailed on the original consent (2006/0040/L). Condition 15 remains binding and details of any work that varies from this condition will be required to be submitted to and approved in writing by the council as planning authority.

Condition 16 states " Details in respect of the following shall be submitted to and approved in writing by the Council....."

- a) Repairs/timber treatment to roof structure and other areas of the Eastern Range.
- b) New slates to augment salvaged slates to re-cover the Eastern Range
- c) New lead lined gutters to Eastern Range
- d) Repointing of brickwork, including mortar mix
- e) Repairs to brick and stonework (including repairs to stone cills)
- f) Weatherproofing (lead) to parapet walls on York Way and elsewhere
- g) Joinery repairs to existing windows on York Way and elsewhere
- h) Alterations and repairs to all internal joinery, including staircases
- i) Repairs to plain and decorative plasterwork

The following documents have been submitted:- Roof Repair Schedule, Masonry Repair Schedule, Window Repair Schedule, Internal Repair Schedule, External Repair Schedule, Staircase repair Schedule and the relevant specification within the Architectural specification have been submitted to cover these works. The documents are comprehensive in their detail and are considered satisfactory to meet the requirements of the condition. However under Condition 16 b) a sample of Welsh slate remains to be submitted to the planning authority. 16 c) which concerns lead lined guttering also remains outstanding until a full justification of the proposed GRP lining can be assessed.

Concerning condition 16 h) Drawing No. G230-A-E-001/01 has been submitted which confirms the historic central stair balustrade will remain unaltered. This drawing is recommended for approval.

Condition 19 requires “ All new partitions shall be scribed around the existing ornamental mouldings”

Detailed drawings have been submitted which confirm that the new partitions will be scribed around the existing ornamental mouldings. The proposed details are acceptable.

Condition 20 requires “All new external joinery shall be of painted timber”

A full and very thorough joinery specification has been submitted which confirms that all new external joinery will be painted timber.

Condition 21 requires “All new external rainwater goods and soil pipes on the visible elevations shall be of case iron, painted black or other colour to be agreed in writing by the local planning authority”.

A specification has been submitted which confirms that the rainwater goods will be painted black cast iron.

With reference to conditions 11, 14, 15, 19, 20 and 21, it should be noted that the applicants have

submitted detailed specifications regarding the proposed works to the Eastern Range while the submitted information confirms that the work will be carried out appropriately the conditions remain valid and any work which varies from consent 2006/0040/L or is required by any condition attached to the consent continue to be required to be submitted to and approved in writing from the council as planning authority