

Delegated Report		Analysis sheet	Expiry Date:	30/06/2014
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Alan Wito			2014/2992/L	
Application Address			Drawing Numbers	
Kings Cross Central Development Zone B Building E1 Pancras Road London N1			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of secondary glazing, as required by condition 3(d) of Listed Building Consent ref 2012/4173/L (dated 23/10/2012).				
Recommendation(s):	Approve			
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:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The last remaining Stanley Building dates from 1865 and was built as philanthropic flats for the Improved Industrial Swellings Company. It is five storeys in height with a roof top drying area which is surrounded by a brick parapet and railings. It is Grade II listed.

Immediately to the south lies the grade II listed German Gym whilst to the east lies King's Cross Station (Grade I) and to the west St Pancras Station (Grade I). All of these buildings, including Stanley Building) lie in King's Cross St Pancras Conservation Area.

Relevant History

Reserved matters approval and listed building consent were granted on 23/10/13 for Alterations and refurbishment works to the Southern Stanley Building to facilitate its conversion into office floorspace (Class B1) and connection to a new 6 storey wrap building on Plot E1 of the Kings Cross Central development site (refs: 2012/4147/P and 2012/4173/L).

Condition 3(b) of the listed building consent (internal door details) was approved on 23/7/13 (ref: 2013/3391/L).

Condition 3(a) of the listed building consent (rooftop handrail) was approved on 7/8/13 (ref: 2013/3671/L).

Condition 5 of the listed building consent (brick cleaning) was approved on 16/9/13 (ref: 2013/4432/L).

Condition 3(c) of the listed building consent (metal gates) was approved on 20/12/13 (ref: 2013/7072/L)

Relevant policies

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)
DP25 (Conserving Camden's heritage)

National Planning Policy Framework 2012

Assessment

Condition 3(d) required:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is commenced:

d) Typical plan, elevation and section drawings of all new secondary glazing at a scale of 1:10 with typical framing details at 1:1.”

Details have been submitted which show secondary glazing which respects the proportions and framing arrangement of the external windows whilst sitting comfortably within the window reveal. The special interest of the building would be preserved by the proposals and therefore it is recommended that the condition is approved.