

Ms Claire Heathcote
Nathaniel Lichfield and Partners
14 Regents Wharf
All Saints Street
London
N1 9RL

Application Ref: **2014/1493/L**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

12 May 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
German Gymnasium
26 St Pancras Road
London
N1C 4TB

Proposal:
Alterations & refurbishment works to facilitate a proposed restaurant (Class A3) in the German Gymnasium (Development Zone D of the King's Cross Central development site).

Drawing Nos: Architectural Drawings: 786_07_001 Rev P6, 786_07_003 Rev P5, 786_07_010 Rev P5, 786_07_011 Rev P5, 786_07_012 Rev P5, 786_07_013 Rev P5, 786_07_014 Rev P5, 786_07_020 Rev P5, 786_07_021 Rev P5, 786_07_022 Rev P5, 786_07_023 Rev P5, 786_07_030 Rev P5, 786_07_031 Rev P5, 786_07_032 Rev P5, 786_07_033 Rev P5, 786_07_034 Rev P5, 786_07_040 Rev P5, 786_07_050 Rev P4, 786_07_051 Rev P4, 786_07_052 Rev P4, 786_07_053 Rev P4, 786_07_054 Rev P4, 786_07_060 Rev P4, 786_07_061 Rev P4, 786_07_062 Rev P4, 786_07_063 Rev P4, 786_07_070 Rev P4, 786_07_071 Rev P4, 786_07_072 Rev P4, 786_07_073 Rev P4, 786_07_074 Rev P4, 786_07_100 Rev P7, 786_07_101 Rev P7, 786_07_102 Rev P6, 786_07_103 Rev P6, 786_07_104 Rev P6, 786_07_105 Rev P6, 786_07_106 Rev P6, 786_07_200 Rev P7, 786_07_201 Rev P6, 786_07_202 Rev P6, 786_07_203 Rev P5, 786_07_300 Rev P6, 786_07_301 Rev P6, 786_07_302 Rev P5, 786_07_303 Rev P5,



786_07_304 Rev P5, 786_07_500 Rev P5, 786_07_501 Rev P5, 786_07_502 Rev P5, 786_07_503 Rev P5, 786_07_504 Rev P6, 786_07_505 Rev P6, 786_07_506 Rev P5, TOWN279.8(08)5010 Rev R09, TOWN279.8(08)5013 Rev R07, TOWN279.8(08)7301 Rev R07, TOWN279.8(08)6101 Rev R02, TOWN279.8(08)6201 Rev R02, TOWN279.8(08)6202 Rev R02, TOWN279.8(08)6401 Rev R05, TOWN279.8(08)6402 Rev R05 and TOWN279.8(08)6403 Rev R04.

Supporting Documents: Urban Design Report by Allies and Morrison dated February 2014, Full Conservation Plan by Allies and Morrison dated February 2014, Environmental Sustainability Plan by Hoare Lea dated February 2014, Access and Inclusivity Statement by All Clear Designs dated February 2014, Earthworks and Remediation Plan by Arup dated February 2014, Compliance Report by Nathaniel Lichfield and Partners dated February 2014 and Listed Building Consent Application Supporting Statement by Nathaniel Lichfield and Partners and Museum of London Archaeology dated February 2014.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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 begun:

a) Plan, elevation and section drawings of typical details of the proposed lift at a scale of 1:10, or as appropriate, with typical fixing details to the brickwork at a scale of 1:1, or as appropriate.

b) Plan, elevation and section drawings of the proposed public internal stairs at a scale of 1:10, or as appropriate.

c) Plan, elevation and section drawings of typical details of the balustrade to the first floor gallery at a scale of 1:10, or as appropriate.

d) Plan, elevation and section drawings of the balustrades and cladding/finishes to the proposed link bridge between the proposed stores at mezzanine level, at a minimum scale of 1:25 or 1:10, as appropriate.

e) Plan, elevation and section drawings of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1..

f) Samples and/or manufacturer's details of new facing materials, to be provided on site and retained on site during the course of the works.

g) Details of service runs and internal lighting that would be visible from within the building and showing relationship of new pipework with the structure of the building.

h) Section drawings at a minimum scale of 1:5 or 1:1, as appropriate, showing typical details of how the new roof covering will abut the gable parapet wall.

i) Plan, elevation and section drawings of the proposed mirrored cladding to the

first floor kitchen and plant space at a minimum scale of 1:25 or 1:10, as appropriate, with a minimum of 1:5 or 1:1 for sections through the joints of the mirrored panels.

j) Sample panel of brick for new external arches.

k) Details of external wall plates associated with the internal tie rods.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 You are advised to note the following with regard to points (f) and (g) of condition 2:

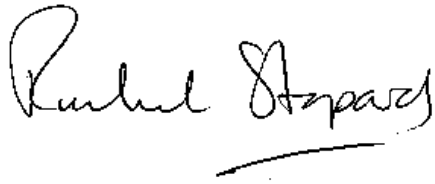
(f) Details of facing materials could include new louvers, new slates, metal framing for new doors/windows, canopy and any other new facing materials used to the internal and external of the building.

(g) The purpose of the condition is to understand how servicing and lighting is affixed to the historic fabric of the building and the route servicing equipment would take to ensure the least visual impact. Details of service runs could include air conditioning, emergency venting, sprinklers that would be visible within the main area of the building.

Should you require any further information with regard to the details required for the condition please contact the case officer Seonaid Carr on 020 7974 2766 for further information.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.