

Delegated Report		Analysis sheet		Expiry Date:		14/08/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2014/3268/L			
Application Address				Drawing Numbers			
Unit 5, Western Transit Shed Stable Street London N1C 4AA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to refit commercial unit for restaurant use							
Recommendation(s):		Grant					
Application Type:		Listed Building Consent					
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 Eastern Goods Yard (EGY) lies to the north of Regent's Canal within the heart of the King's Cross Central development. It is bounded to the east by York Way and to the north and west by two proposed new streets, Goods Street and Transit Street. The southern boundary of the site is defined by the canal. The site is located within the Regents Canal Conservation Area.

The Goods Yard consists of a collection of 19th Century industrial buildings, open hard standings and other structures, which together formed a goods interchange at the height of the Victorian industrial boom. These were grouped around a (now filled-in) canal basin. This complex was the largest of its kind in Britain. Its location to the north of the then newly constructed Kings Cross railway terminus enabled the effective transfer of goods three-ways between rail, road and canal.

The focal point of the goods yard is the grade II listed Granary Building, along with the (former) Assembly Shed, the Eastern and Western Transit Sheds, and the attached East and West Granary Offices to either side of the Granary Building.

Relevant History

As part of the outline planning permission for the King's Cross Central site, the redevelopment and re-use of the Eastern Goods Yard (EGY), was contemplated for a mixed use development to accommodate the University of the Arts and mixed commercial uses in the Granary Complex. Listed building consent was granted on 8 April 2008 for the proposals to redevelop the EGY (ref: 2007/5230/L). Some of these proposals include:

- A new office building addition to the west Granary Office facing Granary Square
- A studio building (replacing the Assembly Shed post demolition to the rear of the Granary, in between the Western and Eastern Transit Sheds)
- A new public open space (Granary Square) between the canal and the south façade of the Granary Building
- A new freestanding pavilion building (adjacent to Zone L) in development Zone G on the east side of the Square

These proposals include demolition of the Assembly Shed, replacement with a new studio building in its place and redevelopment and re-use of the other buildings on the EGY site.

Since this permission was granted various applications have been approved for the conditions attached to the listed building consent which fulfilled the base build contract. This application is for the tenant's fit out which includes finishing completing the 2007 listed building consent.

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

Unit 5 of the Western Transit Shed was intended to be a “heritage” area with a reconstructed stables in the basement, timber roof trusses and a lesser degree of subdivision than found in the rest of the building. With this in mind the significance of the space is the sense of scale, exposed brickwork and reinstated/retained features.

The proposed works seek to insert a restaurant/bar into the space with the concept being that it appears as if the origins started as a street vendor moving into abandoned premises with gradual alterations taken place as the business grows. This approach is successful in this building where the scale and industrial aesthetic will still clearly be discernible.

The mezzanine proposed simply “completes” the initial 2007 scheme and whilst the size is slightly larger than approved it does not significantly alter the appreciation of the space. The kitchen at this level would be enclosed but this would be at the back of the mezzanine. Above this would be fixed lighting frame which hangs below the existing rafters. This would be a lightweight structure and would still allow the roof form above to be read.

Partitioning for the various areas are to be low level and will allow the full proportions of the space to be read. Services will be mostly surface mounted and will be easily recognisable as additions without compromising either the appearance or proportions of the space. Any fixings will be made to the mortar joints and could therefore be easily made good.

The balustrade around the lightwell has been design with gaps between each spindle to allow views from the east-west link into the basement area.

A new timber floor is to be installed in the basement in places on areas where the setts have been set lower into the floor (approved under application 2014/2991/L). Due to the use of the space as a restaurant it is an important requirement that the floor is level. These areas however will be occupied by tables or will be behind the bar where the impact of the overlaid floor will be obscured. The open areas and walking spaces will have visible setts.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.