

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	10/07/2014
		N/A / attached	<b>Consultation Expiry Date:</b>	5/6/14
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2014/3094/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Granary Square Easton Goods yard Kings Cross Central London N1C 4AA			See 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>				
Details pursuant to condition 5 (reinstatement of archaeological surface features) following planning permission granted 8/4/07 (2007/5228/P) for the reserved matters relating to The Eastern Goods Yard (Development Zones L and G).				
<b>Recommendation(s):</b>	Grant			
<b>Application Type:</b>	Approval of Details			

<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>	English Heritage was notified of the application and a response was received back offering no comment on the application.					
<b>CAAC/Local groups* comments:</b> *Please Specify	Regent's Canal CAAC was notified of the application but no response has been received back to date.					

## 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 19<sup>th</sup> 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

22/12/2006 – conditional outline planning permission (Ref 2004/2307/P) granted subject to 68 conditions and a section 106 legal agreement for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

08/04/2008 – grant of reserved matters approval (Ref 2007/5228/P) along with listed building consent (Ref 2007/5230/P) for zones L and G (Eastern Goods Yard) including partial demolition and works of conversion to the Granary complex.

7/1/2011 - partial discharge of condition 5 (ref: 2010/6174/P) for the fairlead on eastern side of the EGY.

17/1/12 – partial discharge of condition 5 (ref: 2011/6183/P) for the crane base, turn table B and capstan B.

12/5/14 - Amendments to Pavilion G1 (ref: 2014/2247/P) [granted as part of reserved matters approval ref: 2007/5228/P on 08/04/2008 for the redevelopment of the Eastern Goods Yard (Development Zones L and G)] namely to change façade materials from concrete to brick, various internal reconfigurations, minor change to lower ground floor footprint and amendments to plant areas and roof layout.

## Relevant policies

### LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP24 – Securing high quality design

Policy DP25 – Conserving Camden's heritage

## Assessment

Condition 5 required details to be submitted for archaeological features to be reinstated on site within the hard standing adjacent to the Granary Complex. This application relates to turntable A which is the only outstanding feature and was not intended to be reinstated until the G1 pavilion construction commenced.

The proposals have been discussed at pre application stage with both council officers and English Heritage.

Turntable A is to be reinstated back in its original position outside of the East Granary Office with the tracks giving a clear understanding of its original function. Turntable B was reinstated outside of the West Granary Office and was designed with a partially glazed surface, wooden cover and the entire mechanism reinstated below.

In contrast turntable A would be reinstated without the skirt and mechanism below ground and the surface finish would be in stone rather than the historically correct finish of timber. Turntable B provides a more historically accurate representation of how it functioned with views into the interior and the correct surface materials used. Ideally this should have been carried through into turntable A as well, however the use of timber on turntable B created issues for the appearance (it wears very quickly as it is part of the widely used public realm) as well as being slippery in wet weather.

Various options for the turntable were investigated but issues arose from the need for the area be able to take the weight of a vehicle for servicing for the G1 pavilion which meant that the whole turntable mechanism could not be reinstated without significant reinforcement which would then compromise the ability to inspect the mechanism either for maintenance or from an archaeological perspective.

If the skirt is reinstated this means that the basement of the adjoining G1 pavilion would need to be lowered which would render parts of it more difficult to use. This is considered disproportionate given the condition of the skirt which is in a poor condition. Therefore it is proposed to represent the skirt on the surface by the means of a ring of reclaimed granite setts.

Given the situation of the loading requirement and the approved basement for G1 the proposed scheme offers the best solution of representing the turntable in its historic position in conjunction with meeting the modern requirements required for the open space. Turntable B which has already been reinstated will provide an example a complete turntable with the inner mechanism visible.