

Delegated Report		Analysis sheet	Expiry Date:	15/10/2014
		N/A	Consultation Expiry Date:	3/10/14
Officer			Application Number(s)	
Alan Wito			2014/5381/L	
Application Address			Drawing Numbers	
German Gymnasium 26 St Pancras Road London N1C 4TB			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of new external windows and doors (condition 2e); new roof covering (2h); and external wall plates associated with the internal tie rods (2k) as required by listed building consent (2014/1493/L) dated 12/05/2014 for 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).				
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:	A site notice was put up outside of the property from 12/9/14 to 3/10/14 and a press notice published on 11/9/14. No responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application site is located on the west/southwest side of Pancras Road and comprises a two storey building known as the German Gymnasium which is a Grade II listed building. It is located within the Kings Cross Conservation Area. Within the setting of the listed building there are a number of Grade I and II listed buildings which includes the Grade I listed St. Pancras Station and former Midland Hotel and Kings Cross Station and the Grade II listed Stanley Buildings and the Great Northern Hotel.

Relevant History

Reserved matters approval and listed building consent were granted on 12/5/14 for the alteration and refurbishment works to provide a restaurant (Class A3), with associated public realm works to Clarence Passage, King's Boulevard and the northern half of Battle Bridge Place (refs: 2014/1455/P and 1493/L).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

NPPF 2012

Assessment

Condition 2 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 begun:

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.”

The submitted details show a variety of window designs. In unaltered window openings the original windows are either retained or (when non original) replaced with windows which match the originals. Many of the window openings have been altered and where this is the case more modern double glazed units are to be installed. Whilst these will differ from the originals, given that they are in modified openings their appearance will not jar as they will be expressing the changes which have happened to the building's façade over its lifetime.

The new ground floor doors and windows are all designed to be modern in appearance but with framing sitting behind the glazing and hence there would have a minimal visual impact. In what are clearly modern insertions to the building this is considered acceptable.

The frames for all of these will be painted dark grey. Paint analysis of the internal columns and surviving window frames reveals that this was one of the earliest colours used for the metalwork.

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.

Due to the build up of the roof insulation the final height will be slightly higher than the existing.

Because of this it is not possible to apply flashing where the roof meets the gable without it overlapping onto the projecting brick course detail. To overcome this a narrow concealed gutter will run against the gable. Whilst this is not the traditional detail it will have a limited visual impact and will avoid the requirement to wrap flashing over the brickwork detailing.

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

Externally the wall plates will be simple stainless steel circular 300mm diameter plates. Their size and positioning limits their impact on the appearance of the building.

Recommendation

The proposed works satisfy the requirements of the condition and therefore it is recommended that the application is approved.