

Mrs Claire Heathcote
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14 Regent's Wharf
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N1 9RI

Application Ref: **2014/1436/L**
Please ask for: **Conor McDonagh**
Telephone: 020 7974 **2566**

16 June 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Midland Goods Shed and Handyside Canopies
Wharf Road
York Way
London
N1C 4UZ .

Proposal:

Internal and external alterations and refurbishment works associated with creating retail (Class A1) and educational uses and a cookery school (Class D1) on the site.

Drawing Nos: Documents: Covering letter by nlp dated 19/02/14; Updated Written Scheme of Investigation for an Archaeological Watching Brief (Feb 2014); Full Conservation Plan (Feb 2014); Architectural and Landscape drawing package (Feb 2014); Urban Design Report (Feb 2014); Compliance Report (Feb 2014); Environmental Sustainability Plan (Feb 2014); Access and Inclusivity Statement (Feb 2014); Earthworks & Remediation Plan (Feb 2014); Listed Building Supporting Statement (Feb 2014).

Existing: prefix 0613_P_001 A; 002 D; 003 B; prefix XP_301 C; 302 C; 303 C; 304 C; 101 B; 102 B; 103 C; 104 B; 105 C; 211 B; 212 B; 221 B; 222 B; 231 C; 232 B; 233 B; 234 B; 235 B; 236 B; 241 C; prefix DP_301B; 302 B; 303 B; 304 B; 101 B.

Proposed: prefix 0613_DP_102 B; 103 B; 104 B; 105; 211 B; 212 B; 221 B; 222 B; 231 B; 232 B; 233 B; 234 B; 235 B; 236 B; 241 B; prefix P_101 C; 102 B; 103 C; 104 C; 105 D; 301 D; 302 E; 303 C; 304 D; 211 C; 212 B; 221 D; 222 D; 223 D; 231 C; 232 C; 233 C; 234 C; 235 C; 236 C; 241 E; 302 E; 410 D; 411 C; 421 C; 422 C; 420 C; 430 C; 440 C; 442 C;



444 B; 004 A; 501 B.

Landscaping: prefix TOWN279.26(08)5001 R15; 5002 R13; 3001 R09; 7001 R05; 6101 R03; 6102 R03; 6103 R03; 6201 R03; 6301 R03.

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 Prior to commencement of the relevant parts of the development hereby approved, the following shall be provided on site and approved in writing by the Local Planning Authority:

- a) Details of the paint colour for the existing metal columns and roof structure to the East Handyside Canopy.

- b) Plan, elevation and section drawings of metal signage framing to the ground floor of the Midland Good Shed Offices at a scale of 1:10 with typical fixing details to the brickwork at a scale of 1:1 or as appropriate.

- c) Plan, elevation and section drawings of typical details of the proposed lift and staircase in the Midland Goods Shed Office at a scale of 1:10 with typical fixing details to the brickwork at a scale of 1:1 or as appropriate.

- d) Elevation of full height partition dividing the East Handyside Canopy at 1:10 with details of the framing for the glazing panel at 1:1 or as appropriate.

- e) Plan, elevation and section drawings of all new sash windows to front elevation of Midland Goods Shed Office at a scale of 1:10 with typical glazing bar details at 1:1 or as appropriate.

- f) Samples and/or manufacturer's details of new facing materials for the East Handyside Canopy and Midland Goods Shed (to be provided on site and retained on site during the course of the works).

- g) Details of service runs for the Midland Goods Shed and East Handyside Canopy showing relationship of new pipework with the structure of the building.

- h) Plan, elevation and section drawings of typical details of the proposed mezzanine, balustrade and feature stairs in the Midland Goods Shed Office at a scale of 1:10

- i) Plan, elevation and section drawings of method of supporting and lighting proposed Waitrose sign to the West Handyside Canopy including method of fixing to the canopy at 1:1 or as appropriate.

- j) Section drawings at 1:1 showing proposed build-up of the existing first floor structure in the Midland Goods Shed.

- k) Section drawings at 1:1 or as appropriate showing typical details of how the new roof covering will be fixed to the roof structure of the East Handyside Canopy.

- l) Section drawing at 1:10 showing eaves detail and new trusses for the new roof to the Midland Good Shed.

- m) Plan, elevation and section drawings of proposed screens to services area at the northern end of the Midland Goods Shed.
- n) Sample panel of new brickwork.
- o) Details of the proposals relating to the hydraulic accumulator tower and hydraulic accumulator equipment including a method statement of works.
- p) Plan, elevation and section drawings of proposed façade treatment to East Handyside Canopy at a scale of 1:10, with glazing joints, framing and junction with roof at a scale of 1:1 or as appropriate.

Thereafter, the relevant parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden LDF Core Strategy, DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

- 3 Notwithstanding the drawings hereby approved, the replacement of the existing metal windows to the west and north elevation of the Midland Goods Shed is not hereby approved. For any window replacement a full justification shall be submitted and be approved in writing by the local planning authority before the relevant part of the work is begun.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010), DP24 and DP25 of the London Borough of Camden LDF Development Policies (2010).

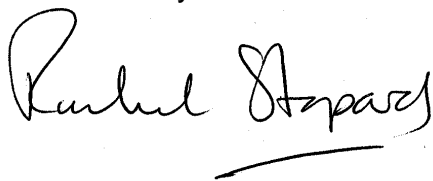
Informative(s):

- 1 In regard to condition 2 parts o) and p), those details shall be submitted to and approved in writing by the Council in consultation with English Heritage before the relevant work is begun.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment

