

Delegated Report		Analysis sheet	Expiry Date:	11/02/2015
		N/A / attached	Consultation Expiry Date:	29/1/15
Officer			Application Number(s)	
Alan Wito			2014/7774/L	
Application Address			Drawing Numbers	
Midland Goods Shed and Handyside Canopies Wharf Road York Way London N1C 4UZ			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Submission of brick sample in relation to condition 2n of 2014/1436/L for listed building consent relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alterations and refurbishment works to provide a total of 3,385sqm of retail floorspace (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities.				
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 8/1/15 to 29/1/15 and a press notice published on 2/1/15. No responses have been received.					
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 Midland Good Shed (MGS) and East Handyside Canopy (EHC) form part of this group of buildings and are covered by the grade II listing.

Relevant History

Reserved Matters and Listed Building Consent were granted on 13/6/14 and 19/6/14 respectively for 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 (refs: 2014/1433/P and 2014/1436/L).

Details of design requirements required by condition 2 a, f, g, j, k, l o and p of listed building consent 2014/1436/L dated 13/06/14 for alterations and refurbishment to provide a total of 3,385sqm of retail floorspace (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities. Approved 26/11/14 (ref: 2014/5675/L)

Details in relation to condition 3 (replacement windows) of listed building consent 2014/1436/L, 13/06/14, for; Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alteration and refurbishment works to provide a total of 3385sqm of retail floorspace (Class A1) and 3838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities. Approved 19/12/14 (ref: 2014/6852/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(n) required:

“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:

n) Sample panel of new brickwork.”

A sample of the brickwork was inspected on site and found to be a very good match for the original brickwork. Most of the bricks were taken from other parts of the building where walls or openings were removed.

The special interest of the building is preserved and therefore it is recommended that the condition it approved.