

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>10/02/2015</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>21/1/15</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2014/7717/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Midland Goods Shed and Handyside Canopies Wharf Road York Way London N1C 4UZ			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 of condition 2b (metal signage framing) and 2e signage (new sash windows) of Listed Building Consent (2014/1436/L) granted on 19/06/2014, 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.				
<b>Recommendation(s):</b>	Approve			
<b>Application Type:</b>	Approval of Details (Listed Building)			

<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>	<p>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.</p> <p>English Heritage's Greater London Archaeological Advisory Service was consulted on the application and responded recommending "no archaeological requirement" and concluding that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>A letter of objection was received from the Greater London Industrial Archaeological Society (GLIAS). The objection related to the design of the entrance door, it opening outwards and the depth that it is recessed into the façade of the building. These details are not subject to the requirements of the condition so cannot be considered under this application. However the applicant has agreed to revise the door in by recessing it further into the façade and also changing it to open inwards and this is shown on the approved plans.</p> <p>No objection was made to the metal signage screens which are what is covered by condition 2b.</p>					

## 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)

Details of signage framing and new sash windows in relation to conditions 2b and 2e of LB consent 2014/1436/L, 19/06/2014, 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. Approved 3/2/15 (ref: 2014/7774/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 2b 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:*

*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.”*

The submitted details are in conformity with the approved plans. The intention of the signage panels was that they would read as separate pieces, added to the building to highlight the entrance to the Midland Goods Sheds without altering the original openings. The details of the fixing show that there will be a minimal connection with original building, both physically and visually.

Condition 2e required the submission of:

*“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.”*

The submitted details show six over six sliding sash windows which conforms with the approved plans. Double glazing will be used but the resultant frame and glazing bar thicknesses will still be appropriate. A similar design was used in the adjacent Granary Offices which form part of the same listing.

The special interest of the building would be preserved by the works and therefore it is recommended that the conditions are approved.