

Mr. Andrew Stewart  
2 Granary Square  
King's Cross  
London  
N1C 4BH

Application Ref: **2015/6029/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

7 January 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**2 Granary Square  
London  
N1C 4BH**

Proposal:

Add low level gates to top of steps leading to basement area to North of the building. The gates would be the same as the gate currently in position to the South of the Grade II Listed Building.

Drawing Nos:

Basement image 1, East Side, Basement image 2, West Side;  
LGG905 Drawing 1, LGG905 Drawing2, LGG905 Drawing 3.

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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 It is proposed to install a pair of gates to the steps leading to the basement of the building at its north-eastern and north-western corners. The gate would match that already in position at the equivalent steps to the building's south-western corner. Existing non-historic metalwork would be cut-back and welded to the new material.

As the metalwork is not historic and the new gates will be sensitive and low-key additions to the building's entrance sequences, there will be no harm to the Listed Building's special interest, nor to the character or appearance of the Kings Cross Conservation Area. The proposals will help to secure the premises of the renovated building's occupants, the Art Fund.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the Conservation Area, as required under ss.16 and 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment