

Application ref: 2022/0275/L
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Development Management
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London Borough of Camden
Town Hall
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Steve Lockwood
Granary Building
1 Granary Square
Kings Cross
London
N1C 4AA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**Granary Building
Csm Arts And Design Unit 1
1 Granary Square
London
N1C 4AA**

Proposal:

Repairs to crack in brickwork on front elevation at ground floor level.

Drawing Nos: Site location plan; KX-#-0G-FP01 Rev 03; 072351-CUR-00-00-DR-S-00101;

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; KX-#-0G-FP01 Rev 03; 072351-CUR-00-00-DR-S-00101;

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The Granary is a Grade II listed building dating from 1851-2 by Lewis Cubitt. It was originally built as a warehouse for the goods interchange at King's Cross and was designed to store up to 60,000 sacks of grain. It is an imposing 6 storey building constructed from stock brick. As part of the King's Cross Central redevelopment it has been converted for use by the University of the Arts London.

At ground floor level of the front façade a crack has developed along the mortar joints in the brickwork. It is proposed to cut out the mortar joints and insert helibars before repointing. The bars will provide additional strength to prevent further movement. The only impact on the fabric of the building is the loss of a small amount of pointing which is inherently sacrificial and is periodically renewed.

The proposed works will not harm the special interest of the Grade II listed building.

The application has been advertised in the press and by means of a site notice. Regent's Canal CAAC were also consulted but no responses have been received.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer