

PLANNING COMMITTEE REPORT
ADDENDUM

Development Management Service
 Planning and Development Division
 Community Wealth Building Department

PLANNING COMMITTEE	AGENDA ITEM NO:
Date: 7 June 2022	

Application number	P2021/2360/LBC
Application type	Listed Building Consent
Site Address	34 York Way (Jahn Court), 34B York Way (The Hub), Albion Yard and Ironworks Yard, Regent Quarter, Kings Cross, London N1
Ward	Caledonian
Listed building	34B York Way - Grade II Adj. 5-35 Balfe Street - Grade II
Conservation area	Kings Cross Conservation Area (CA21) Adj. Keystone Crescent Conservation Area (CA14) Adj Kings Cross Conservation Area (LB Camden)
Development Plan Context	Core Strategy Key Area – Kings Cross and Pentonville Road Central Activities Zone Employment Growth Areas (Kings Cross) Protected vistas - Parliament Hill summit to St Pauls Cathedral Protected vistas - Kenwood viewing gazebo to St Pauls Cathedral Article 4 Direction A1-A2 (Borough wide) Article 4 Direction B1(c) to C3 (CAZ) Article 4 Direction Flexible uses Article 4 Direction Office to residential
Licensing Implications	None
Proposal	Listed Building Consent application in connection with external works to parts of Jahn Court at 34 York Way, which adjoin the exterior of the Listed Building at 34B York Way, comprising of the removal of paving and railings and structures/fixtures for the glazed front entrance and skylight to Jahn Court; and the re-provision of a new front entrance structure adjoining the listed building, and replacement paving and associated works, adjoining the listed building, and replacement of entrance door with glazed door. Associated planning application ref: P2021/2270/FUL.

INTRODUCTION

- 1.1 Planning application P2021/2360/LBC was presented at the Planning Committee meeting on 22 February 2022. The Planning Committee Report for this meeting is appended as Appendix 2 for reference.
- 1.2 During the 22 February 2022 Committee Meeting, Members expressed concerns regarding the works proposed by the associated planning application P2021/2270/FUL. Noting that the building is a floor too high and that a removal of a floor would give better proportion and reduce daylight and sunlight concerns. Members also commented that an improved affordable workspace, possibly with an extended lease from 10 to 20 years would be welcomed. The views of committee members are captured in the agreed minutes from this meeting. The minutes from the committee meeting are appended to the report for P2021/2270/FUL.
- 1.3 As such, this item was deferred due to the deferral of the associated planning application P2021/2270/FUL. Since the 22 February 2022 Committee Meeting, the Applicant has submitted revised documents. No changes have been made to the works proposed by this application.

CONCLUSION

- 1.4 Officers continue to recommend approval of the application subject to the conditions attached to the report. Officers refer members to the Committee Report for this meeting which is appended as **Appendix 2** for reference.

APPENDIX 2 – PLANNING COMMITTEE REPORT P2021/2360/LBC

PLANNING COMMITTEE REPORT

 Development Management Service
 Planning and Development Division
 Community Wealth Building Directorate
 PO Box 333
 Town Hall
 LONDON N1 2UD

PLANNING COMMITTEE	AGENDA ITEM NO:
Date: 22 February 2022	

Application number	P2021/2360/LBC
Application type	Listed Building Consent
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Case Officer	Tom Broomhall
Applicant	Endurance Land LLP
Agent	Savills

1. RECOMMENDATION

1.1 The Committee is asked to resolve to **GRANT** listed building consent:

a) Subject to the conditions set out at paragraph 10 Recommendations and specifically 10.1.

SITE PLAN

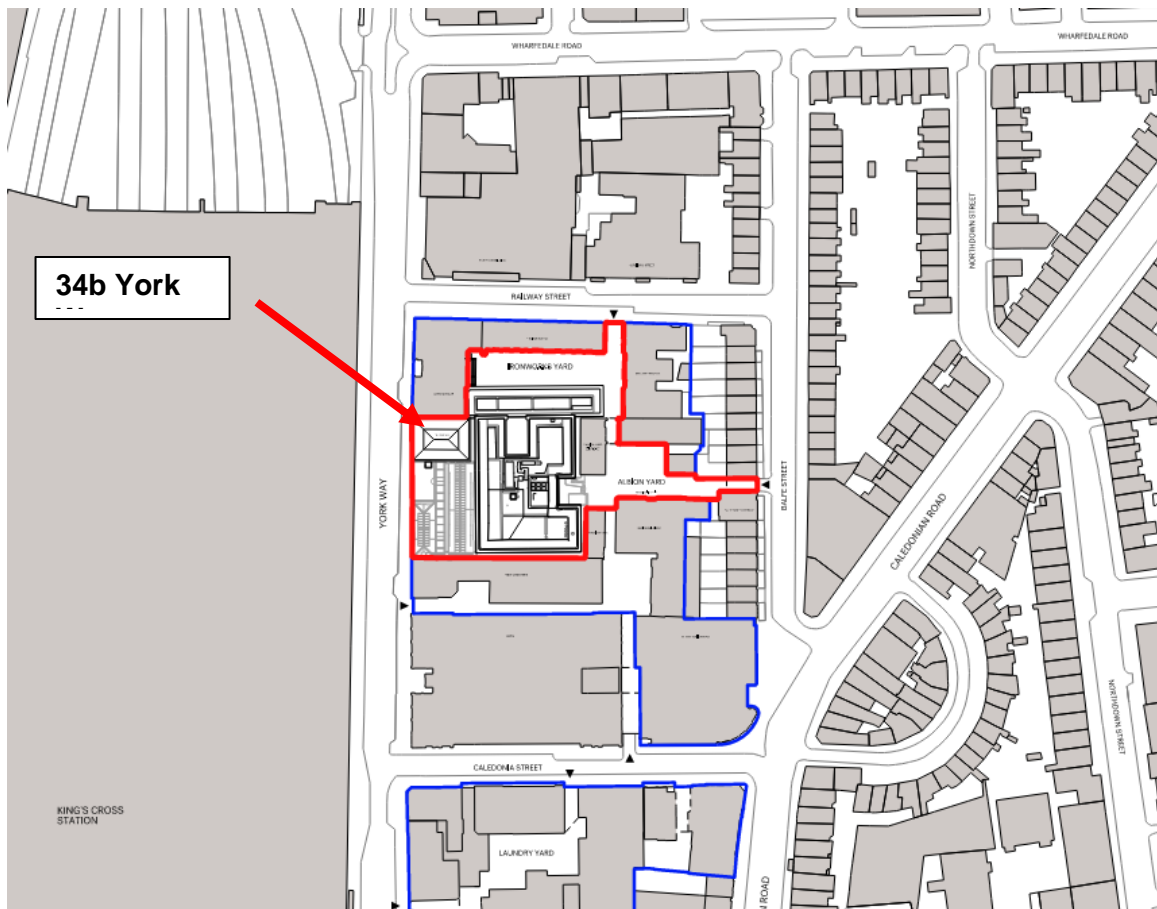


Fig 2.1 Site Plan. Application site outlined in red.

1.0 Introduction

1.1 This application is for Listed Building Consent in connection with external works to parts of Jahn Court at 34 York Way, which adjoin the exterior of the Listed Building at 34B York Way, comprising of the removal of paving and railings and structures/fixtures for the glazed front entrance and skylight to Jahn Court; and the re-provision of a new front entrance structure adjoining the listed building, and replacement paving and associated works, adjoining the listed building. It is also proposed to replace the existing entrance door on the front elevation with a glazed door.

- 1.2 The works are in connection with an accompanying planning application (ref: P2021/2270/FUL) for:

Refurbishment of existing building; 5 storey partial infill extension to eastern elevation, single storey extension to northern elevation and two storey roof extension with roof terrace to provide additional Office floorspace (Class E(g)(i)); reconfiguration and alterations of front and rear entrances to the western and eastern elevations; provision of one flexible Retail (Class E(a)), Café Restaurant (Class E(b)), Fitness (Class E(d)) and Office (Class E (g)(i) unit at ground floor level; provision of cycle store and associated facilities at basement level and plant at basement and roof level with green roofs and other associated works.

- 1.3 At: 34 York Way (Jahn Court), 34B York Way (The Hub), Albion Yard and Ironworks Yard, Regent Quarter, Kings Cross, London N1

- 1.4 This associated planning application is to be determined at the same Planning Committee meeting.

2.0 Site Description

- 2.1 The site at 34B York Way is an existing two storey Grade II Listed office building, is located fronting onto the eastern side of York Way. The building abuts the existing modern office building known as Jahn Court at 34 York Way which is the subject of planning application P2021/2270/FUL.

- 2.2 The listed building fabric also includes a large chimney which abuts the southern elevation of the building.

3.0 Proposal:

- 3.1 The proposed works are for external works to parts of Jahn Court at 34 York Way, which adjoin the exterior of the Listed Building at 34B York Way, comprising of the removal of paving and railings and structures/fixtures for the glazed front entrance and skylight to Jahn Court; and the re-provision of a new front entrance structure adjoining the listed building, and replacement paving and associated works, adjoining the listed building, which are in connection with the works submitted under planning application P2021/2270/FUL.

- 3.2 The proposals also include the replacement of the existing part timber part glazed main entrance door with a glazed door to increase the level of active frontage on York Way.

- 3.3 No works are proposed to the interior of the Listed Building.

- 3.4 The images 1, 2 and 3 indicate the existing and proposed elevations, plans and the extent of structures to be removed which adjoin the listed building.



Image 1 – Existing and proposed elevations - Entrance to Jahn Court adjoining 34b York Way

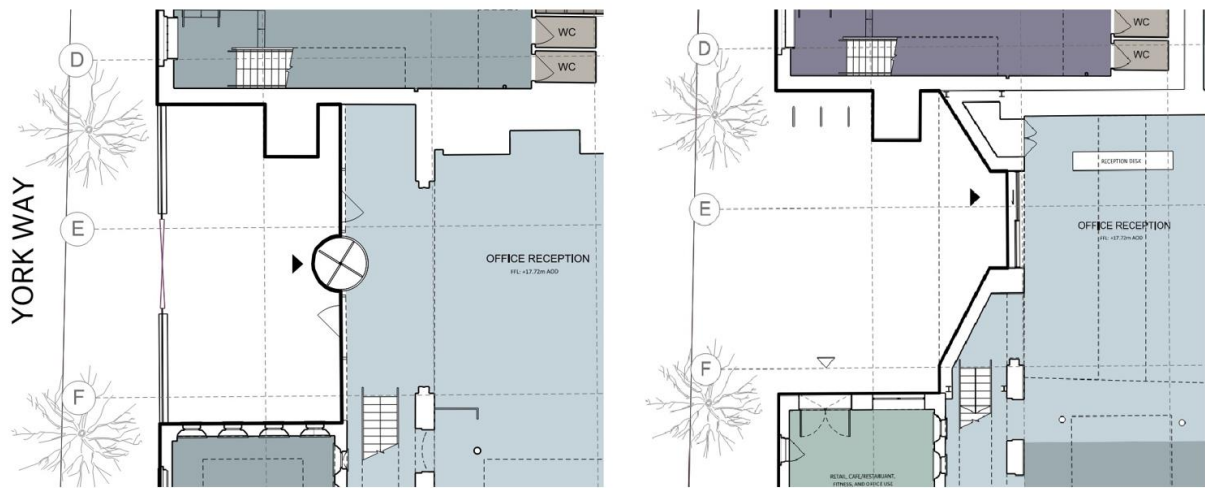


Image 2 – Existing and proposed plans - Entrance to Jahn Court adjoining 34b York Way

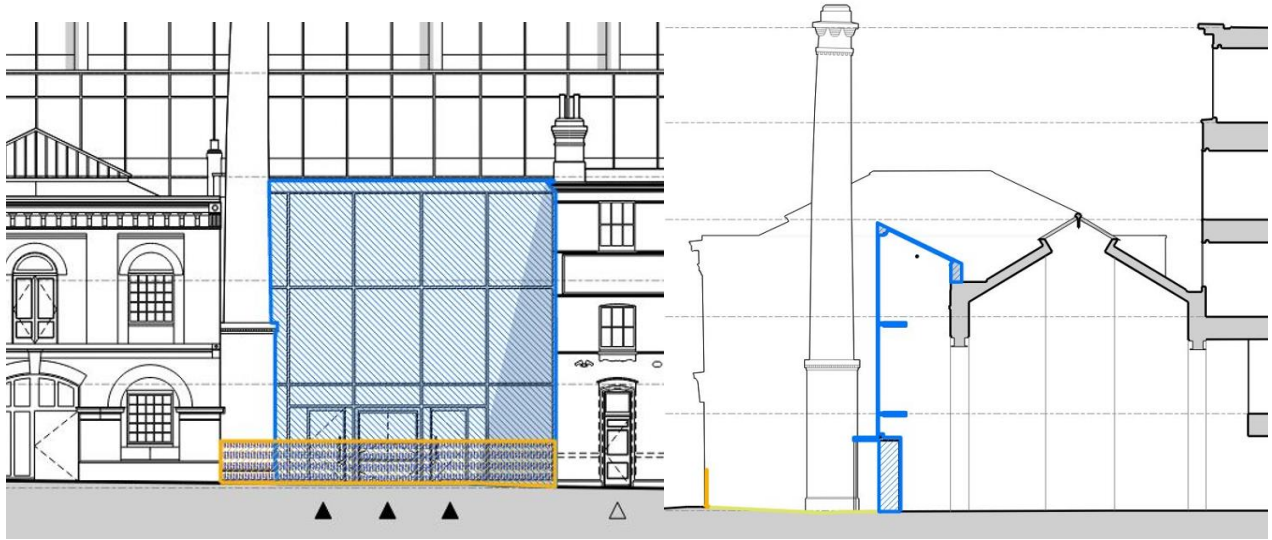


Image 3 – Extent of structures removed adjoining listed building at 34b York Way (Elevation and Section)

4.0 Relevant History

4.1 Application ref: P000432

Listed Building Consent in connection with refurbishment, alteration and repair at 34B York Way, 7 Caledonian Road and the stables to the rear of 55 Balfe Street.

At: 7, CALEDONIAN ROAD, N1

Decision: Approved 10/06/2002

4.2 Application ref: P070909

Listed building consent in connection with internal alterations.

At: York Gallery, 34B, York Way, Islington, London, N1 9AB

Decision: Approved 29/05/2007

4.3 Application ref: P080439

Installation of 2 no. chiller units at roof level of existing building.

At: York Gallery, 34B, York Way, Islington, London, N1 9AB

Decision: Approved 17/04/2008

5.0 Consultation

Statutory and Internal Consultation

5.1 English Heritage: Response received. No objection.

5.2 Design and Conservation Officer: Response received. No objection.

6.0 RELEVANT POLICY

6.1 National and Regional Policy and Guidance

- **National Planning Policy Framework (2021)** - Chapter 16: Conserving and Enhancing the Historic Environment
- **The Planning Practice Guidance (2019)** - Conserving and enhancing the historic environment
- **Conservation Principles (English Heritage, 2008)**
- **Historic England GPA2: Managing Significance in Decision-Taking in the Historic Environment**
- **Historic England Advice Note 2: Making Changes to Heritage Assets (2016)**
- **Historic England GPA3: The Setting of Heritage Assets (2nd edition)**

6.2 Development Plan

- **London Plan (2021)** - Policy HC1: Heritage conservation and growth; Chapter 3: Design / Chapter 4: Housing/ Chapter 7: Heritage and Culture
- **Islington's Core Strategy (2011)** - Strategic Policy CS9
- **Development Management Policies (2013)** – DM2.1 (Design), DM2.3 (Heritage)
- **Conservation Area Design Guidelines (2002)** - Kings Cross CA and Keystone Crescent CA
- **Islington's Urban Design Guide (2017)**

Emerging Local Plan:

6.3 The council submitted the Islington Local Plan to the Secretary of State on 12 February 2020. The Examination in Public has taken place in September and October 2021. Once the Islington Local Plan has been adopted it will be the Local Plan for Islington and will replace the existing Local Plan which was adopted in 2011 and 2013.

6.1 Emerging Local Plan policies relevant to the proposals are set out below:

Local Plan: Strategic and Development Management Policies - Regulation 19 draft September 2019

- Policy PLAN1: Site appraisal, design principles and processes
- Policy DH1: Fostering innovation and conserving and enhancing the historic environment
- Policy DH2: Heritage Assets

7.0 ASSESSMENT OF ARCHITECTURAL AND HISTORIC SIGNIFICANCE

7.1 34B York Way is listed at Grade II, is of architectural interest as an example of a purpose built warehouse, with an innovative roof design reflective of the advances in building engineering in the late 19th century. The building has a functional design, reflecting its use as an industrial warehouse, with a central carriageway and first floor doorway for hoisting goods.

7.2 The functional elements of the design allow for the historic use of the building to remain legible and make an important contribution to the buildings heritage interest.

7.3 The block in which 34B York Way is located retains a number of 19th century buildings related to industrial and commercial uses, including those adjacent to the application building on York Way: 36-40 York Way (Cottam House and Ironworks Building); 34 York Way (Jahn

Court) and 32 York Way (The Brassworks). The close proximity and visual relationship of these associated buildings form a coherent 19th century commercial character that contributes to the heritage interest of 34B York Way. Other 19th century buildings and areas, such as Albion Yard and Ironworks Yard, which relate to the historic function and use of 34B York Way also contribute to its heritage interest.

8.0 ASSESSMENT OF THE PROPOSALS

- 8.1 The proposal has had pre application advice as part of the wider scheme involving works to Jahn Court which require planning permission.
- 8.2 The proposed works are for external works to parts of Jahn Court at 34 York Way, which adjoin the exterior of the Listed Building at 34B York Way, comprising of the removal of paving and railings and structures/fixtures for the glazed front entrance and skylight to Jahn Court; and the re-provision of a new front entrance structure adjoining the listed building, and replacement paving and associated works, adjoining the listed building.
- 8.3 The proposals will affect a limited area on a secondary elevation of the listed building. It is understood that historically this elevation was not visible from the street.
- 8.4 The works proposed on the Jahn Court site will not only affect its setting but also its fabric as the proposed façade to Jahn Court at ground and first floor level will abut the listed building at ground and first floor level. The existing Jahn Court structure abuts the listed building in a similar manner. The proposed junction will not involve the demolition of historic fabric or a change to the depth of the junction. The proposed junction will be a reduction in height when compared to the existing, i.e. the new work will sit below the cornice level of the listed building when compared to the existing.
- 8.5 The removal of the existing modern fabric and fixings attached to 34B York Way is not considered to have a harmful impact to its heritage interest or significance. Therefore the proposed works abutting the listed building are not considered to cause harm to planform, evidential value or fabric.
- 8.6 A condition is suggested to secure details of a schedule of works including a method statement (3) to ensure the works are sensitively undertaken and an informative added to remind that a further listed building consent may be needed if there are works that affect the special interest that are subsequently needed to comply with other regulations such as building control.
- 8.7 The proposals also include the replacement of the existing part timber part glazed main entrance door with a glazed door to increase the level of active frontage on York Way. It is proposed to secure the details via condition (4).

9.0 CONCLUSION

- 9.1 In line with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special regard has been given to the desirability of preserving the listed building, its setting and any of its features of special architectural or historic interest.

- 9.2 Overall, the proposed external works would not cause harm to the retained fabric, visual amenity or the setting of heritage assets. As such the proposed external works would not adversely affect the special architectural or historic interest of the listed building.
- 9.3 In line with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in assessing the proposals hereby under consideration, special attention has been given to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 9.4 Overall, it is considered that the proposed external works are small in scale and whilst visible from within the conservation area, would continue to preserve the character and appearance of the conservation area.
- 9.5 The proposals are therefore, considered to satisfy the objectives of the policies listed below, in particular Chapter 16 of the NPPF (2021) which seek to conserve and enhance the historic environment, Policy HC1 of the London Plan 2021 which seek to preserve and enhance the significance of heritage assets as well as the provisions of policy CS9 of Islington's Core Strategy 2011 which seek to protect and enhance Islington's built and historic environment and policy DM2.3 of Islington's Development Management Policies which seeks to protect and enhance Islington's historic environment. The proposed works are not considered to conflict with the aims of the emerging policies in the Islington Local Plan (policies DH1 and DH2).

10.1 Recommendation

10.2 That the grant of listed building consent be subject to **conditions** to secure the following:

List of Conditions:

1	<p>3 YEAR CONSENT PERIOD FOR LBC:</p> <p>3 YEAR CONSENT PERIOD FOR LBC : The works hereby permitted shall be begun not later than three years from the date of this consent.</p> <p>REASON: To comply with the provisions of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	<p>ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE):</p> <p>ALL EXTERNAL AND INTERNAL WORKS TO MATCH (COMPLIANCE): All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
3	<p>Schedule of works (Details)</p> <p>CONDITION: A schedule of works including Method Statement setting out the steps to be followed for the implementation of the scheme/works affecting 34b York Way hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the relevant works on site.</p> <p>The works shall then be carried out strictly in accordance with the Method Statement subsequently approved.</p>

	REASON: In order to safeguard the special architectural or historic interest of the heritage asset.
4	Glazed Door to 34b York Way (Details)
	<p>CONDITION: Prior to commencement of relevant works, full details including large scale detailed sections and elevations, of the proposed replacement glazed door to the Listed Building at 34b York Way shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The approved details shall be installed prior to first occupation of 34b York Way as an affordable workspace unit and shall be retained as such permanently thereafter.</p> <p>REASON: For the enhancement of the heritage asset, the improved quality of the space as an affordable workspace facility and to increase the informal surveillance along York Way.</p>

Informative:

1	Building Regulations Approval
	This consent relates solely to listed building matters. Should it become necessary to make alterations to the consented scheme in order to comply with other legislation, such as Building Regulations, a further consent may be required. Such a consent should be sought and obtained prior to the relevant works being undertaken.