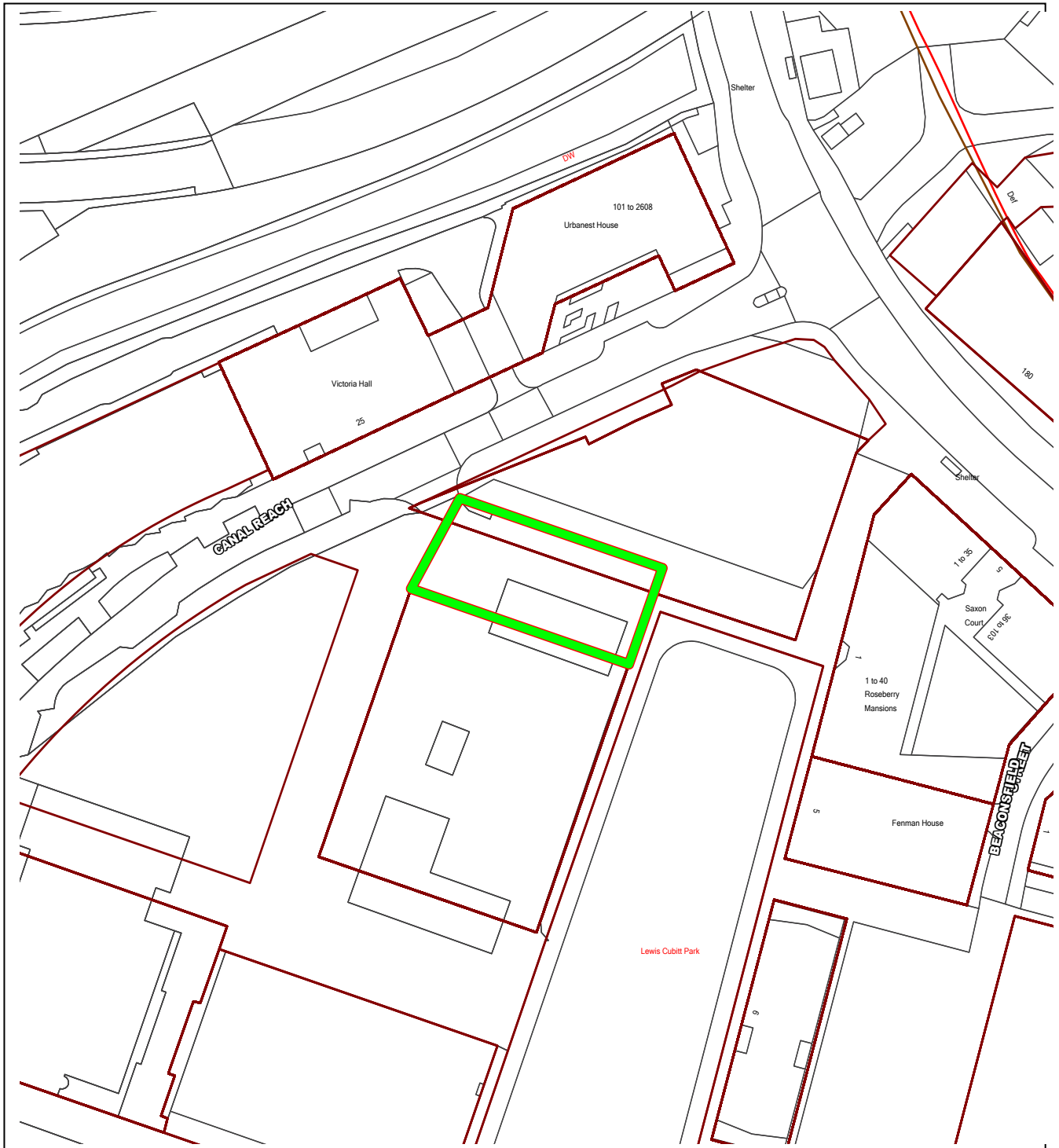


Chilton Square - 2023/1825/P



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3. Proposed image



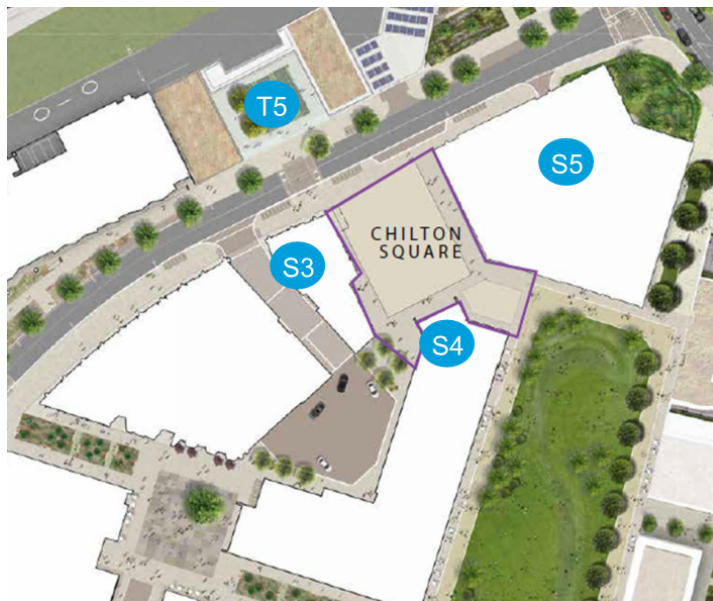
4. Proposed image



Delegated Report		Analysis sheet		Expiry Date:		20/07/2023			
(Members Briefing)		N/A		Consultation Expiry Date:		04/06/2023			
Officer				Application Number(s)					
Patrick Marfleet				2023/1825/P					
Application Address				Drawing Numbers					
Chilton Square London N1C 4DB				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Reserved matters relating to Chilton Square, located within Development Zone S in the northern part of the King's Cross Central site, for the creation of a new area of public realm, as required by conditions 9, 10, 16, 18, 21, 31, 45, 51, 56, 64, 65, 66, 67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.									
Recommendation(s):		Approve Reserved Matters subject to conditions							
Application Type:		Approval of Reserved Matters							
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<p><u>Pre-app</u> The applicant engaged in an extensive consultation process during the design process with various stakeholders including Planning Officers, the Aga Khan Development Network, the King's Cross Design and Access Forum and students from the Frank Barnes School for Deaf Children and King's Cross Academy.</p> <p><u>Formal consultation</u> Site notice displayed 10/05/2023 to 03/06/2023 Press advert displayed 11/05/2023 to 04/06/2023</p> <p>No comments received.</p>							
CAAC/Local groups comments:		No comments received.							

Site Description

Chilton Square area is not specifically delineated on the parameter plans of the original outline permission but is defined by approved Reserved Matters boundaries for nearby buildings. These include Building S3 (ref. 2019/5379/P), Building S4 (ref.2020/5885/P) and Building S5 (ref. 2018/4813/P). The square is a wide rectangular space located between buildings S3 and S5 with the pavement on Canal Reach forming the other edge. It meets building S4 where the open space contracts to a narrower rectangle abutting Cubitt Park.



Relevant History

2020/5885/P - Reserved matters relating to Building S4 for the erection of a 13 storey building above ground floor to provide 176 residential homes comprising 120 market and 56 social rented units with associated public realm works, as required by conditions 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-67 67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

2019/5379/P - Reserved matters relating to Plot S3 within Development Zone S for the erection of an 11 storey building for office use (Class B1) with restaurant use (Class A3) and flexible retail (A1), business (B1), non-residential institutions (D1) and assembly and leisure (D2) uses at ground floor level and associated public realm works, as required by conditions 3, 9, 14, 16-22, 27-28, 31, 33-36, 45-46, 48- 49, 50A, 51, 56, 60, 63-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area

2018/4813/P - Reserved matters relating to Plot S5 within Development Zone S for the erection of a 15 storey residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works, as required by conditions 9, 10, 14, 16-22, 24, 27, 28, 31, 33- 36, 37, 38, 39, 42. 42a, 43, 45, 46, 48, 49, 50A, 51, 55, 56, 60, 61, 63 and 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

The Camden Local Plan 2017

G1 Delivery and location of growth

C5 Safety and security

C6 Access for all

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

A4 Noise and vibration

D1 Design

D2 Heritage

D3 Shopfronts

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC4 Air quality

CC5 Waste

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T3 Transport infrastructure

T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Design

CPG Sustainability

CPG Amenity

CPG Transport

Assessment

1. Proposal

- 1.1 The current application seeks permission for a new area of public realm known as Chilton Square. The square will include several climbing frames and play spaces focused on age group 5-12 years, with fitness facilities for all ages provided alongside this play equipment. The proposals also include cycle/scooter parking, benches for parents to sit and a variety of trees and planting which will help to soften the space.
- 1.2 The conditions addressed in relation to the current reserved matters application are listed below. There are a number of conditions to the Outline Planning Permission that are not (or are no longer) relevant to Chilton Square are not addressed directly in this report.
- Condition 9 – Landscaping and trees
 - Condition 10 – Landscaping programme
 - Condition 16, 18-21 – Urban Design Report, Earthworks and Remediation Plan, Access and Inclusivity Statement
 - Condition 31 – Development to follow approved parameter plans
 - Condition 45 – Drainage infrastructure
 - Condition 51 – Cycle parking standards
 - Condition 56 – Archaeological specification and written scheme of investigation
 - Condition 64 & 65 – Volume of spoil removal and lorry movements
 - Condition 66 & 67 – Overall annual lorry movements for import of infrastructure and construction materials

2. Assessment

- 2.1 The current proposals are a result of an extensive pre-app consultation process with various stakeholders including Planning Officers, the Aga Khan Development Network, the King's Cross Design and Access Forum and students from the Frank Barnes School for Deaf Children and King's Cross Academy.

Conditions 9 (Landscaping) and 10 (Landscaping programme)

- 2.2 The proposed landscaping strategy includes a variety of low level plants and planting beds which children can interact with as well as the planting of 21 in ground trees and another 6 trees in planters. The trees, which include a mixture of Cherry trees, Toffee Apple tree (*Cercidiphyllum japonicum*), Black Pine (*Pinus nigra*) and birch trees, have been chosen with the particular site conditions in mind given that large portions of the site are in the shade and have shallow rooting conditions in the areas of restricted depth. The proposed landscaping is considered to be of a high quality and variety and will make a positive contribution to the appearance of the site. Details of the landscaping including plant species will be secured by condition.
- 2.3 The programme for commencing and completing the planting in the areas of landscaping included within this submission will follow the approach already adopted across the wider King's Cross estate. The preferred planting season is from late October through to late March to ensure that trees are dormant when being lifted. Planting will not take place if the earth is waterlogged, or when there is frost. The proposed planting will take place in the first available planting season following physical completion of the relevant garden areas.

- 2.4 If tree planting needs to take place outside of the preferred planting season, trees will be lifted and contained within the planting season to reduce the possibility of shock and failure occurring. Once the tree has been stabilised in its containerised state, it can then be planted outside the preferred planting season. The contractor appointed by the applicant will be required to maintain the tree while off-site and give the same guarantee as if planting in season. If roots of newly planted trees or shrubs are loosened, the soil will be re-firmed as soon as possible after planting to exclude air pockets around the roots.

Conditions 16, 18, 19 - Urban Design Report, Earthworks and Remediation Plan, Access and Inclusivity Statement

Design

- 2.5 The design of Chilton Square has been developed to help link together nearby areas of public realm on the estate including Canal Reach along its Western edge and Cubitt Park in the East, as well as linking South towards Keskidee Square. Given the increased footfall this part of the site is likely to experience in the future, the space has been designed to emphasise the primary movement routes along the building frontages and entrances. These wide movement zones are pedestrian only through-routes along which entrance points are suggested into the play area across a threshold of surface material change. A clear and spacious arrival area is provided outside the residential lobby of S5, which is also the arrival area into Chilton Square from Cubitt Park.
- 2.6 The play area space sits at the heart of the square and has been designed to appeal to the primary user group of 5-12 year olds, with the main structure providing for various kinds of motoric play (climbing, jumping, balancing, rocking and swinging).
- 2.7 In approaching this scheme, the design team have taken reference from The Francis Crick Institute, named after the co-discoverer of the double helix, which is located in King's Cross. This has influenced the concept for the design of the play equipment which is a playful take on the double helix. Two colourful strands of steel twist around each other and circle new trees, and are connected by planes of nets, ropes, and steels which offer opportunities for play such as climbing, balancing, games and swinging as well as fitness and lounging opportunities for socialising. Officers welcome this unique and interesting approach to the design of the physical structures in the square which help to create an inviting and exciting space whilst also helping to embed the square in its surroundings and provide a sense of place within the wider Kings Cross area.
- 2.8 With regards to landscaping, the border of planting beds and trees compliments the colourful play structures, and provide both a visual signal of entering the centre of the play space, as well as a protective boundary for the children. These planting beds, as well as the number and orientation of access points into the play area, have been very carefully designed to provide a safety buffer towards the only vehicular route nearby, Canal Reach to the west.
- 2.9 As such, the unique design of the playground structures and high quality and varied landscaping proposals combine to create a high quality public space which will provide a valuable play and exercise space for young children and adults alike.

ERP

- 2.10 Combined geo-environmental and geotechnical ground investigations have already been undertaken for the adjacent plots S5, S3 and S4 between 2018 and 2021, which surround Chilton Square. The ground investigations undertaken across plots S4 and S5 included exploratory hole locations within/adjacent to the Chilton Square site boundary. Given that the majority of ground investigation and remediation works have already taken place for this part of the site, the submitted ERP states that no specific remediation measures were deemed necessary for the Chilton Square proposals. Condition 18 has therefore been complied with.

Accessibility

- 2.11 A separate Access and Inclusivity Statement forms part of this submission. This demonstrates compliance with the criteria contained in the condition, including how the principles set out in the site-wide Access and Inclusivity Strategy have been applied in the design of the public realm for Chilton Square. Further, in accordance with Section V of the Section 106 Agreement, the evolution of the Chilton Square scheme and the preparation of the Access Statement have been guided by the applicant's designated Inclusive Design Champion of All Clear Designs Ltd. The champion body has extensive experience of the KXC development, from its inception through to the several phases of Reserved Matters and other submissions preceding and now including these proposals. Condition 19 has therefore been complied with.

Condition 31 - Development to follow approved parameter plans

- 2.12 The responses to the relevant sub-paragraphs of condition 31 are as follows:
- 2.13 **(a) Principal Public Realm Areas (Parameter Plan KXC 004 Rev U)**
- 2.14 The proposals do not include any Principal Public Realm Areas as defined on Parameter Plan KXC004. However, they do include a new area of public realm (Chilton Square) and two new pedestrian routes running alongside either side of the central play area submitted with the current proposals. These routes link together the Principal Public Realm Areas of Canal Reach and Cubitt Park, as defined on Parameter Plan KXC004.
- 2.15 **(b) Boundaries of Development Zones and Types of Development in Each Development Zone (Parameter Plan KXC 005 Rev V)**
- 2.16 In relation to sub-paragraph (b) of the condition, the boundaries of Chilton Square sit within the Development Zone S boundary shown on Parameter Plan KXC005.
- 2.17 **(d) Principal Access and Circulation Routes (Parameter Plan KXC 007 Rev U)**
- 2.18 The areas of Public Realm that are included with this submission, as referred to above, form the access and circulation routes to Chilton Square. Details of the public realm and the circulation around the site are discussed above.
- 2.19 **(g) Finished Site Levels (Parameter Plan KXC 012 Rev U)**
- 2.20 The submitted drawings demonstrate that the proposals for Chilton Square are consistent with the finished site levels indicated on the relevant parameter plan read in conjunction with the limits of deviation. As such, the proposed development of Chilton Square will be carried out in accordance with the approved Parameter Plans and the Development Specification, as required by Condition 31.

Condition 45 - Drainage infrastructure

- 2.21 Chilton Square's drained surface water network is connected to the wider S-Zone catchment (forming one of several catchment areas of the overall development surface water network), via an existing surface water manhole Plots S3 and S4, which is at the northern extent of the S-Zone (S1-S4) drainage catchment network. At this point, the surface water drainage system of Chilton Square forms part of the S-Zone (S1-S4) drainage catchment.
- 2.22 This S-Zone network forms part of the overall site wide drainage strategy, which is assessed and subject to the site wide limiting discharge rate of 2,292 l/s, as required by Condition 45. The drainage infrastructure serving Chilton Square is therefore an integral part of this attenuated, controlled discharge system (S-zone), which has already been assessed as part of the overall development surface water network system (and respective catchments) for buildings and public realm within the S Zone (S3, S4, S5). When assessed together, all development works within the S-Zone are designed to comply with the limited discharge

requirements as prescribed in the outline permission. The proposals are therefore considered to comply with condition 45.

Condition 51 - Cycle parking standards

- 2.23 The current proposals for Chilton Square include a total of 4 Sheffield cycle parking stands (8 spaces) on the western edge of the public realm which were previously approved under the Building S4 application (ref. 2020/5885/P). These stands have been relocated from near Keskidee Square as the previously approved location conflicted with façade maintenance requirements for Building S4. In addition to the stands provided within the application site, there are a further 9 cycle stands located close by on Canal Reach and 8 stands located in between Buildings S3 and S4, which lie just outside of the red line boundary for the site. The cycle stands are all provided as Sheffield Stands, which is consistent with the types of spaces provided in the public realm all across the KXC estate. Furthermore, an accessible scooter rack is provided in the north western corner of the site, which is welcomed. The proposals are therefore considered to meet the requirements of Condition 51.

Condition 56 - Archaeological specification and written scheme of investigation

- 2.24 Archaeological watching briefs have been undertaken over most of the northern part of the KXC site including the plots surrounding Chilton Square (Buildings S3, S4 and S5). This archaeological work has revealed little archaeological interest in areas where historic maps have shown only railways tracks and sidings. The Chilton Square proposals include a limited number of small excavations and foundations in relation to the play equipment and tree pits. There will also be some slightly deeper excavations in relation to utilities. The applicant consulted with MOLA and GLAAS prior to submission, and it was confirmed that the works described above were too minimal for a watching brief and no further archaeological work is required. The proposals therefore comply with Condition 56.

Condition 64 & 65 - Volume of spoil removal and lorry movements

- 2.25 The submitted Earthworks and Remediation Plan confirms that as part of the construction works for Chilton Square, it is anticipated that there will be approximately 960m³ of cut and 670m³ of fill. This is well within the quantities specified by Condition 64 which allows a maximum of 270,000 cubic meters of spoil to be removed each year.
- 2.26 Condition 65 states that lorry movements removing spoil from the KXC site shall not exceed 31,500 within a calendar year. The table below shows that the Chilton Square proposals would comply with this condition.

	2019	2020	2021	2022	2023	2024	2025	2026
Granary Square	8							
Building S1	1,623							
Building Q1								
Building P2	3,059							
Building S5	1,124							
Building S3		1,580						
King's Boulevard					30	30		
Building R8			2,951					
Building S4			500	500	500			
Building F1						350	350	19
Chilton Square							192	
Total	5,814	1,580	3,451	500	530	380	542	19

Table 14.1: Anticipated net spoil exported and imported from and to the KXC site (lorry movements)

Condition 66 & 67 - Overall annual lorry movements for import of infrastructure and construction materials

- 2.27 It is anticipated that infrastructure materials will make up most incoming materials for Chilton Square. However, most of the construction work and activities at KXC has now been completed or approaching its final phase. Additionally, the activities required to facilitate the construction of Chilton Square are minor in comparison to some of the earlier construction work

at KXC. Therefore, taking the two elements together, the number of lorries delivering infrastructure and construction materials to Chilton Square, together with deliveries to other approved or submitted works in KXC, are only a very small proportion of the overall combined limit of 81,300 lorries (8,300 plus 73,000) for infrastructure and construction materials for the KXC site as a whole for any one calendar year. The proposals therefore comply with Conditions 66 and 67.

3. Conclusion

- 3.1 The proposal is considered to be a high quality scheme that responds positively to the character and setting of the wider area and has been designed to be accessible by everyone regardless of age, gender or physical capability. The proposals comply with all the relevant parameters set down in the outline permission in terms of land use, floor space, height and mass, landscaping and access.

Recommendation

Approve Reserved Matters subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 31st July 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/1825/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 24 July 2023

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Joshua Steer
4 Stable Street
London
N1C 4AB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

Chilton Square
London
N1C 4DB

DECISION

Proposal: Reserved matters relating to Chilton Square, located within Development Zone S in the northern part of the King's Cross Central site, for the creation of a new area of public realm, as required by conditions 9, 10, 16, 18, 21, 31, 45, 51, 56, 64, 65, 66, 67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Drawing Nos: 398-CS-200GA-P-GA Plan-RevC, 398-CS-400GA-P-SiteSection-RevB, 398-CS-401GA-P-SiteSection-RevB, 22002-08.14-2300425.01 KX Chilton Square Inclusivity Statement, 221207.01 pipa-inclusive - KX Chilton Square, Urban Design Report, Chilton Square ERP_FINAL, Cover Letter Chilton Square 03_05_2023, FINAL Chilton Square RMA_Compliance Report, KXC-PLAN-PLAP-59-A-P01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 398-CS-200GA-P-GA Plan-RevC, 398-CS-400GA-P-SiteSection-RevB, 398-CS-401GA-P-SiteSection-RevB, 22002-08.14-2300425.01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:
 - a) Details including sample panels of all external materials and finishes
 - b) Details of all hard and soft landscaping including plant species

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1, A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 9, 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 24, 27, 28, 31, 33, 34, 35, 36, 37, 38, 39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64, 65, 66 and 67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer