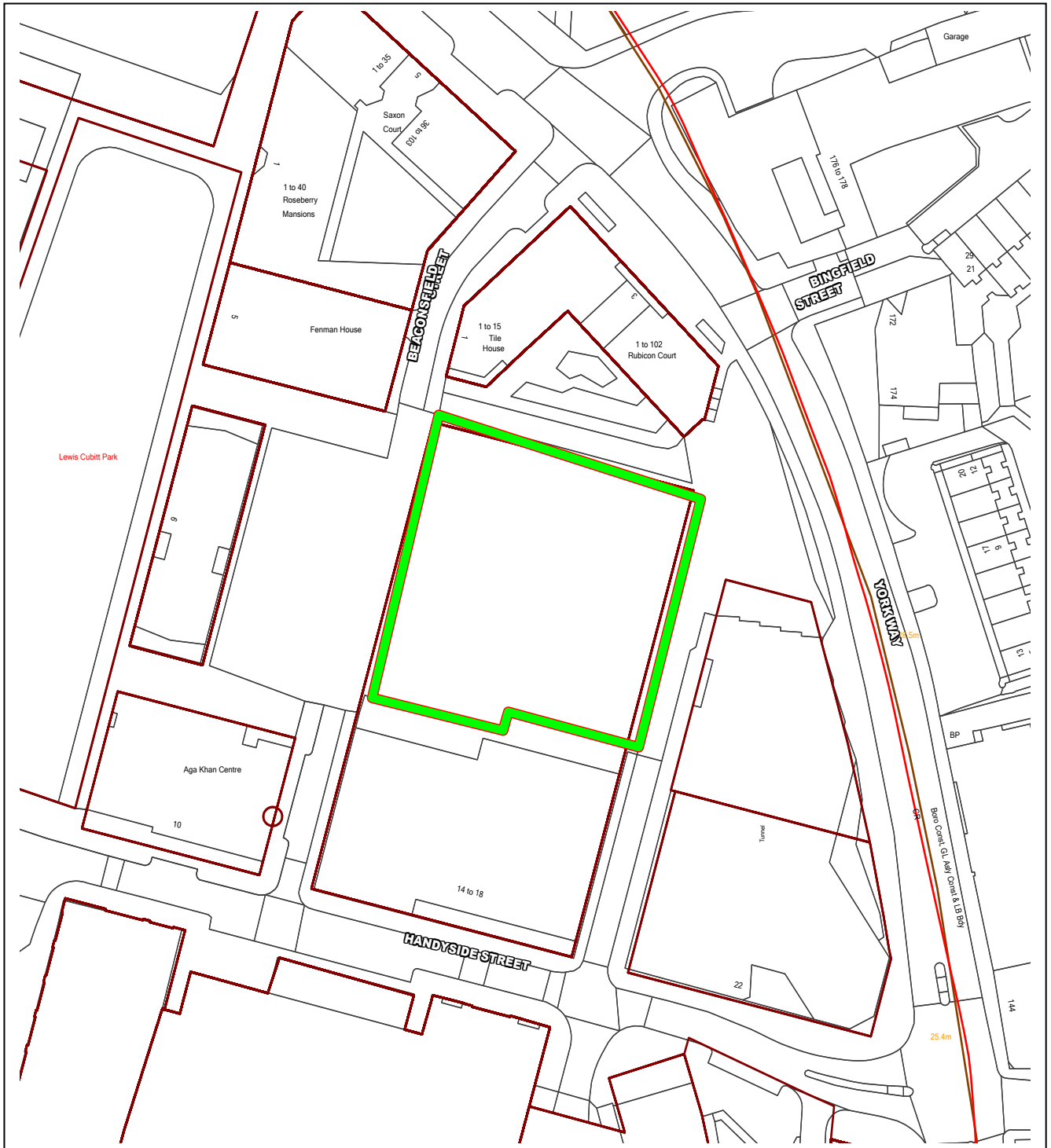


# 2022/1892/P – Building R8



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## 1. Approved west façade

### Office Western Façade

#### KEY

- 1a Additional external door on L01 added to façade south of reception
- 1b Additional external door on L01 added to façade north of reception
- 1c Additional three external doors added to L12
- 1d L00 glazing to retail unit changed to an operable façade



## 2. Proposed west façade



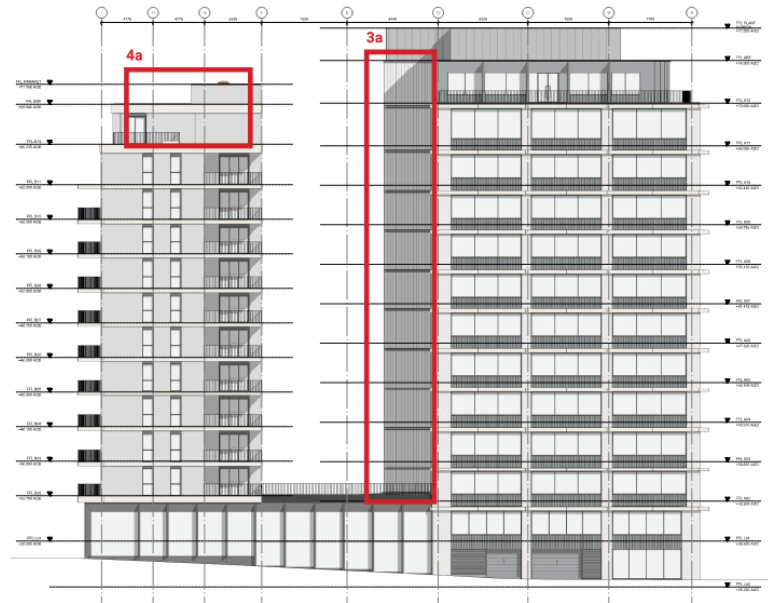
### 3. Approved north façade

#### Northern Facade

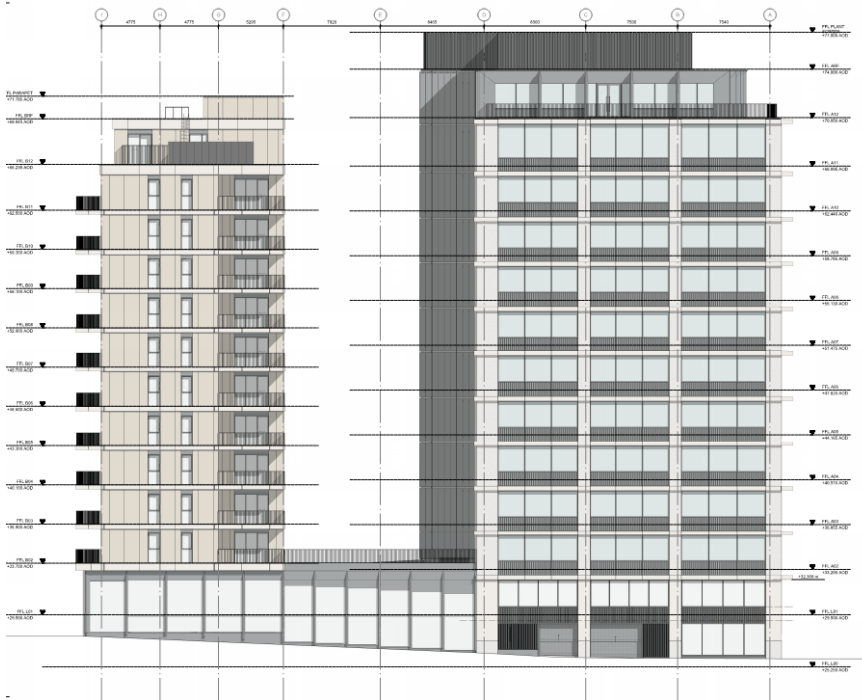
##### KEY

3a Core façade cladding updated to bespoke perforated metal rainscreen cladding

4a Plant for fire ventilation and walkways added to roof levels



### 4. Proposed north façade

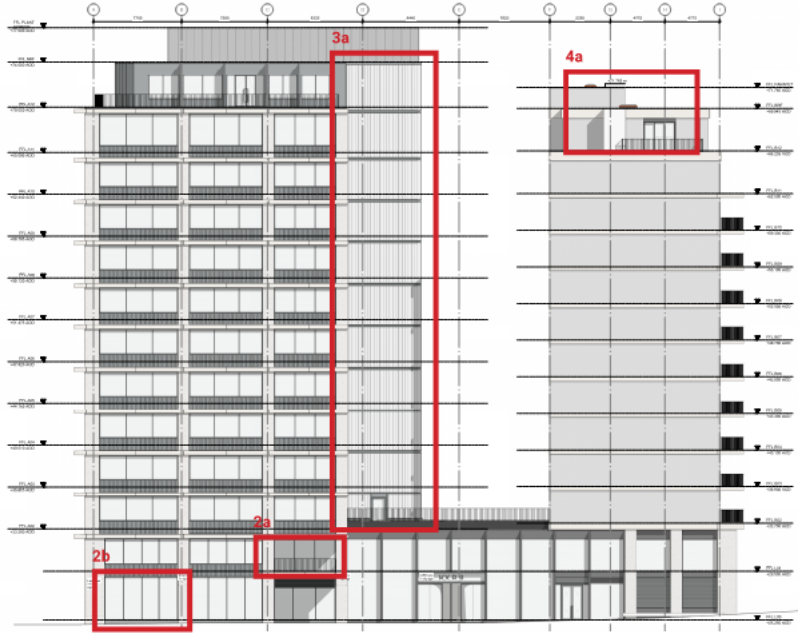


### 5. Approved south façade

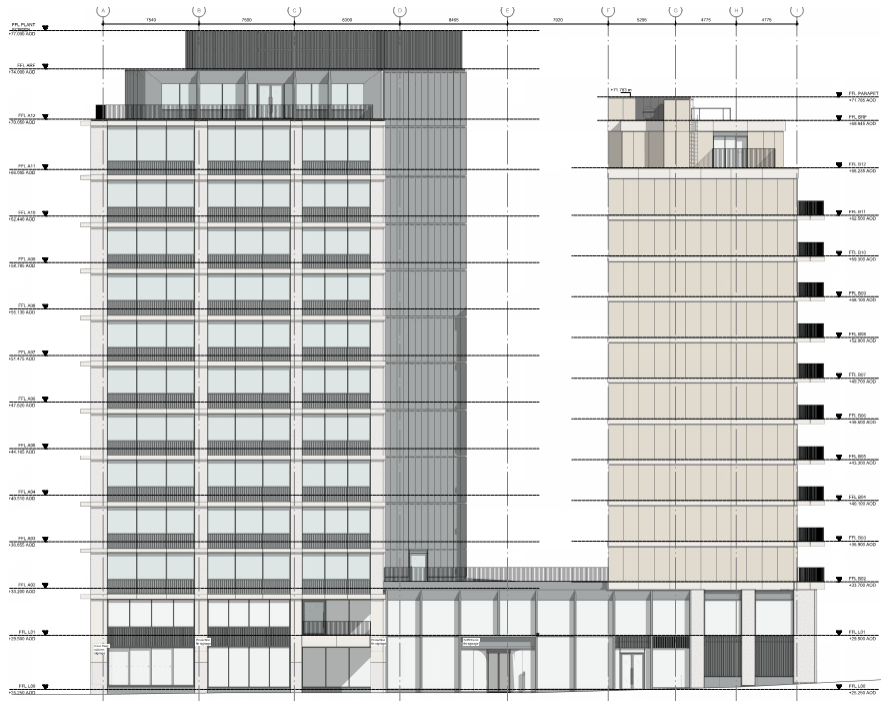
**Southern Façade**

**KEY**

- 2a Double door moved southern face of southern façade at L01
- 2b L00 glazing to retail unit changed to an openable façade
- 3a Core façade cladding updated to bespoke perforated metal rainscreen cladding
- 4a Plant for fire ventilation and walkways added to roof levels



**6. Proposed south façade**

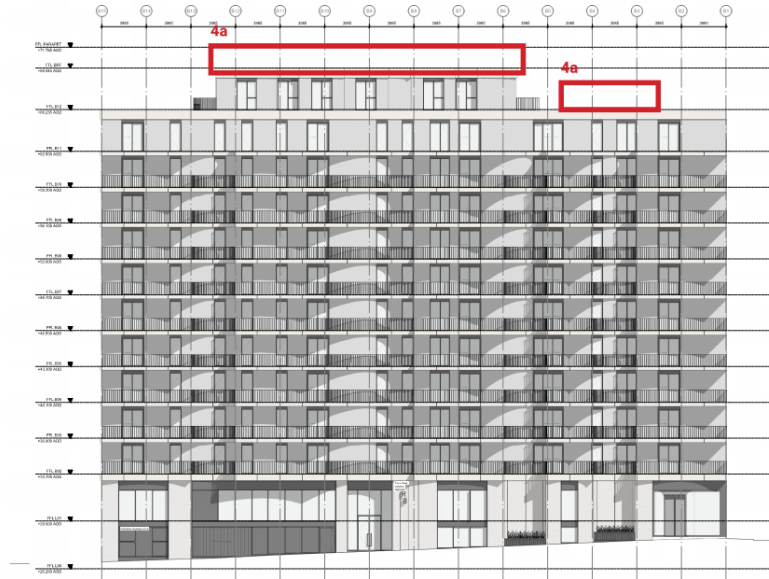


**7. Approved east façade**

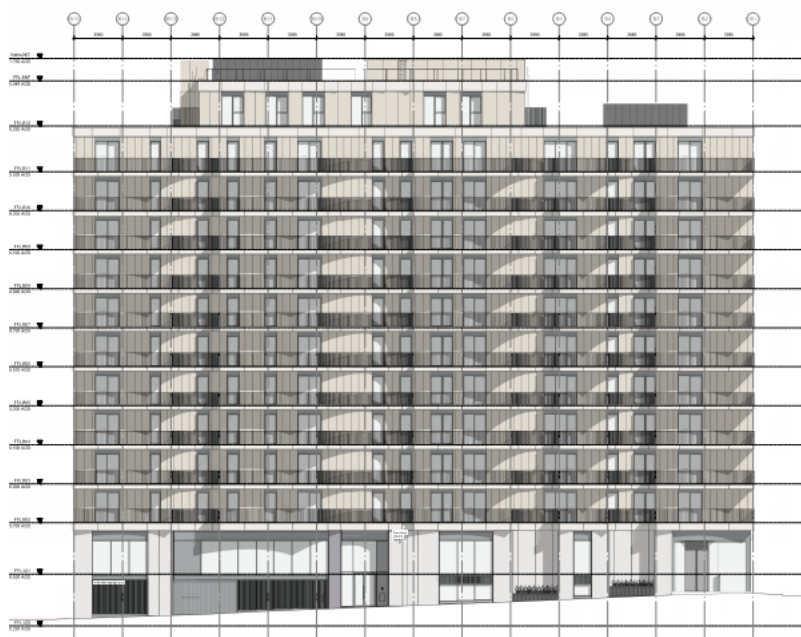
**Residential Eastern Façade**

KEY

4a Plant for fire ventilation and walkways added to roof levels



**8. Proposed east façade**



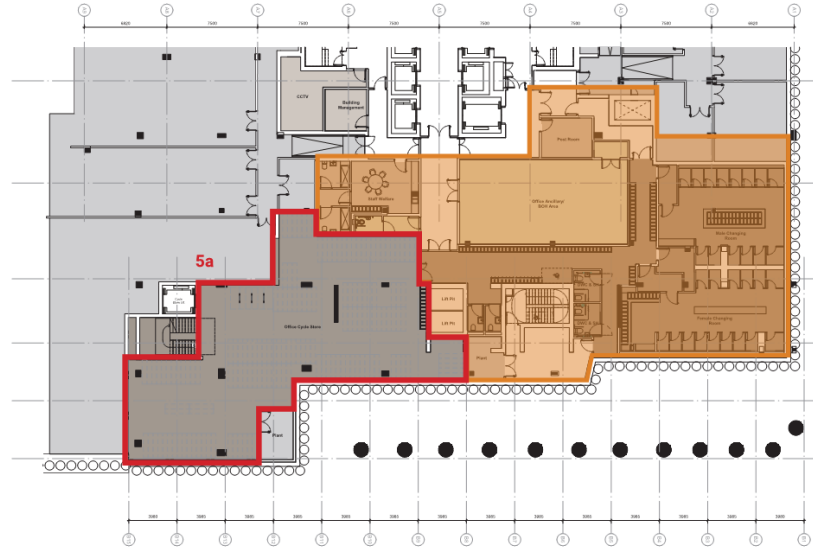
## 9. Approved eastern basement

### Basement - Eastern side

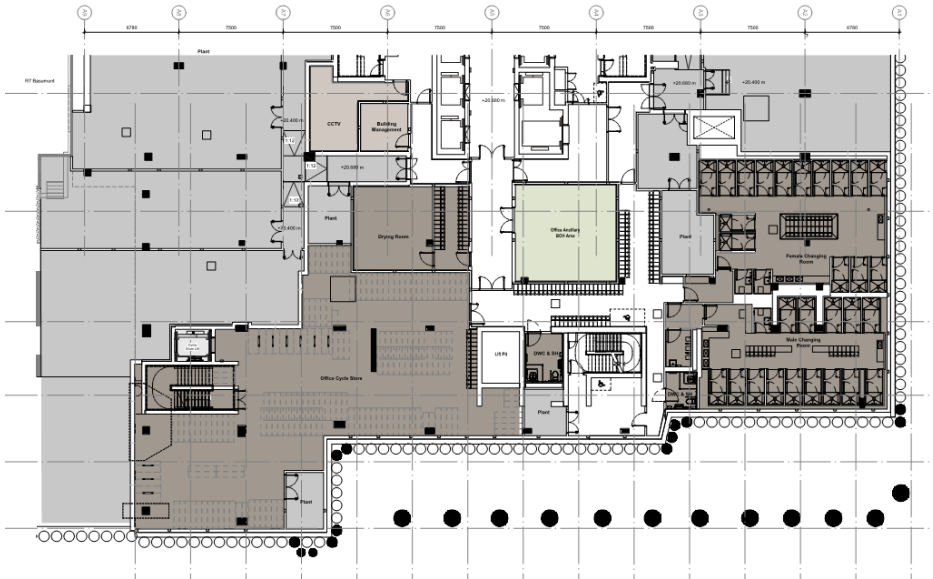
#### KEY

5a Office (combined) - 308 (142 2-tier josta-style units, 16 Sheffield stand spaces, 8 vertical wall racks), 1 scooter spaces with charging points

NOTE: Area highlighted in orange has been updated, but does not affect the application. Showers and WC's remain the same.



## 10. Proposed eastern basement



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/07/2022			
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		05/06/2022			
<b>Officer</b>				<b>Application Number(s)</b>					
Patrick Marfleet				2022/1892/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
Plot R8 King's Cross Central York Way London				See draft 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>									
<p>Amendments to reserved matters approval ref 2020/5143/P dated 09/02/2021 (Reserved matters relating to Building R8 for the erection of two, 13 storey buildings comprising office space (Class B1) and 72 Social Rented Affordable residential units, 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)</p> <p>Namely, alterations to the approved facades and core, roof plant enclosure, podium landscaping and cycle parking provision.</p>									
<b>Recommendation(s):</b>		Approve Reserved Matters subject to conditions							
<b>Application Type:</b>		Approval of Reserved Matters							
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>		Site notice displayed 11/05/2022 expiring on 04/06/2022. Press advert displayed 12/05/2022 expiring on 05/06/2022.							
<b>CAAC/Local groups comments:</b>		No responses have been received							

## Site Description

Plot R8 is located centrally within Development Zone R, to the north east of the King's Cross Central (KXC) development site, and is bounded by the residential Building R4 to the north, the mixed use R7 to the south, the residential Building R3 and Jellico Gardens to the west and a new sports centre, Q2 to the east. Also included within the boundary of the site is the public realm immediately surrounding the building, including Peppercorn Lane to the south, Beaconsfield Street south to the west and Wilberforce Street to the north and east.

The site is not located within a conservation area and is situated to the north of the nearest conservation area, that being the Regents Canal Conservation Area commencing on the southern side of Handyside Street and it encompasses the grade II listed Granary complex and adjacent parts of the Eastern Goods Yard. The Kings Cross Conservation Area is located to the south of Regents Canal.

## Relevant History

**2020/5143/P** - Reserved matters relating to Building R8 for the erection of two, 13 storey buildings comprising office space (Class B1) and 72 Social Rented Affordable residential units, 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. **Approved 09/02/2021.**

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### The Camden Local Plan 2017

- G1** Delivery and location of growth
- H1** Maximising housing supply
- H6** Housing choice and mix
- H7** Large and small homes
- C5** Safety and security
- C6** Access for all
- A1** Managing the impact of development
- A2** Open space
- A3** Biodiversity
- A4** Noise and vibration
- A5** Basements and Lightwells
- D1** Design
- D2** Heritage
- D3** Shopfronts
- CC1** Climate change mitigation
- CC2** Adapting to climate change
- CC3** Water and flooding
- CC4** Air quality
- CC5** Waste
- TC1** Quantity and location of retail development
- 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 Basements and lightwells  
CPG Town Centres  
CPG Amenity  
CPG Transport

## Regent's Canal conservation area statement

### Assessment

#### 1. Proposal

- 1.1 The current application is for minor amendments to the reserved matters approval for Building R8. Approval was granted in 2021 for the erection of two 13 storey buildings for office and residential use.
- 1.2 The proposed amendments can be summarised as follows:
- Amendments to the office facade to incorporate additional doors to the levels 01, 02 & 12.
  - Amendments to the south western facade at ground level, to incorporate openable glazing to the retail unit.
  - Change in the cladding for the core facade on the east elevation, fronting the podium garden and the residential building.
  - Additional smoke extract plant on the roof of the residential building to incorporate feedback from the fire engineer and HSE (Health and Safety Executive).
  - Amendments to the landscaping on the podium roof as a result of a door from the facade at L02 being added.
  - Amendments to the cycle storage provision for both the residential and office buildings to improve the mix of cycle spaces provided (total number of spaces remains as approved).

#### 2. Assessment

- 2.1 The proposed amendments are the result of the evolution of the design of the proposal. The amendments relate only to the external appearance of the approved development (Condition 16), trees and landscaping (Condition 9), green and brown roofs (Condition 46), cycle parking (Condition 51) and roof plant (condition 60) which are discussed in turn below.
- 2.2 Other than these points, the proposed amendments are not considered to impact on other material considerations which were taken into account in the assessment of the original proposal. For a full understanding of the assessment of the application please see the report for the original scheme, reference: 2020/5143/P.

#### **Design impact of the proposed amendments (Condition 16)**

##### *Additional office doors*

- 2.3 Additional doors are proposed to the western and south eastern elevations of the office building at levels 01, 02 and 12 to provide office workers with better access to the approved balconies, podium garden and roof terrace areas. The design and fabric of these doors would match the adjacent doors within the consented scheme. As such, the proposed doors tie into the rest of the approved façades, without changing their form and rhythm.

- 2.4 At ground floor level two large window openings are proposed for the retail unit on the southern and western facades to provide a more active frontage. This is considered a minor alteration that would not harm or significantly alter the appearance of the approved building.

*Core facade*

- 2.5 In order to comply with current fire regulations, the façade cladding for the external core between the two buildings has been altered from the approved glazed panels (which are not considered suitable as they are susceptible to breakage in the event of a fire), to a perforated façade, formed out of curved panels that span floor to floor, in line with the rest of the buildings lintels.

**Approved**

**Proposed**



- 2.6 The proposed cladding is considered to add a greater degree of visual interest to this part of the building when compared with the approved glazed core and is therefore considered to represent an enhancement to the design and appearance of the approved development.

*Roof-scape design*

- 2.7 In response to consultation with the fire safety engineer and HSE, the proposals include the installation of two smoke extractors on the roof of the residential building at levels 12 and 13. The proposed extractors would be set well in from the edges of the approved development to ensure they are screened from public views (namely along York Way) and do not alter the appearance of the approved development.
- 2.8 The submission statement confirms that the ducting for the smoke extractors would be clad in the same materials as the main façade to ensure it blends into the roofscape. A condition is included on the decision notice which requires details of materials to be submitted and approved, which will include details of the cladding for the proposed plant enclosures.
- 2.9 As such, the proposed plant equipment by reason of its overall size, height and location, at main roof level, is considered acceptable and would not cause harm to the original design of the approved development.

## **Trees and Landscaping (Condition 9)**

- 2.10 The landscaping on the level 2 podium has been adapted to allow for access to the additional door added to the south east façade. This is considered to be a minor amendment that would enhance the podium landscaping as the additional door would improve access from the office space to the podium, allowing for greater external activity. No approved trees would be removed as part of the revised proposals. As such, the revised trees and landscaping details are considered acceptable.

## **Green and brown roofs (Condition 46)**

- 2.11 Condition 46 of the original outline permission requires at least 15% of the roofs of new buildings to be green/brown roofs. The current proposals seek to install smoke extraction units at roof level and include the installation of paving and gravel on the roofs of level 12 and 13 to provide access for maintenance. This results in a reduction in green/brown roof provision on the residential building from 525sqm as approved, to 307sqm. However, the applicant has provided an updated table for the Kings Cross Central site which demonstrates that the revised proposals would still make a significant contribution to the site-wide requirement established by Condition 46 for at least 15% of the roofs of new buildings to be of green/brown type. Therefore, the proposals would continue to comply with the requirements of condition 46 and are considered acceptable in this regard.

## **Cycle parking (Condition 51)**

- 2.13 The number of cycle parking spaces approved under the original application remains unchanged by the proposed amendments. However, the revised layout focuses on providing a better mix of stands that would provide parking for a wider range of cycle types as encouraged by the London Plan, which is welcomed. The revised mix is detailed below.

### **2021 Consented scheme mix and provision**

- Affordable Social Residential - 135 (66 two-tier racks (Josta or similar), 3 Sheffield stand spaces). 1 scooter space with charging points.
- Office (combined) - 308 (151 two-tier racks (Josta or similar), 6 Sheffield stand spaces). 1 scooter space with charging points.

### **Proposed scheme mix and provision;**

- Affordable Social Residential - 135 (64 two-tier racks (Josta or similar), 7 Sheffield stand spaces). 1 scooter space with charging points.
- Office (combined) - 308 (142 two-tier racks (Josta or similar), 8 vertical wall racks, 16 Sheffield stand.

- 2.15 As such, the amended cycle parking provision is considered an improvement on the approved layout and thus acceptable.

## **Roof plant (Condition 60)**

- 2.17 The smoke extraction units at levels 12 and 13 have been acoustically attenuated to ensure the approved development continues to comply with the details of the approved 2021 application. As such, Condition 60 of the original outline planning permission would not be affected by the proposals.

- 2.18 Overall, it is considered that the amendments to the approved plans are minor and in keeping with the original Reserved Matters and as such no objection is raised.

### **3. Conclusion**

- 3.1 The proposed amendments are considered to conserve and enhance the appearance of the Building and would not be significantly different to the originally approved Reserved Matters application.

#### **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 8<sup>th</sup> August 2022, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*

Application ref: 2022/1892/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: Patrick.Marfleet@camden.gov.uk  
Date: 2 August 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ms Laura Murray  
Argent (King's Cross) Ltd  
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:

**Plot R8  
King's Cross Central  
York Way  
London**

# DECISION

Proposal:

Amendments to reserved matters approval ref 2020/5143/P dated 09/02/2021 (Reserved matters relating to Building R8 for the erection of two, 13 storey buildings comprising office space (Class B1) and 72 Social Rented Affordable residential units, 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) namely, alterations to the approved facades and core, roof plant enclosure, podium landscaping and cycle parking provision.

Drawing Nos: Superseded: 13454-PCO-ZZ-RF-DR-A-P03-001, 13454-PCO-ZZ-RF-DR-A-P03-002, 13454-PCO-ZZ-B1-DR-A-P03-099, 13454-PCO-ZZ-GF-DR-A-P03-100, 13454-PCO-ZZ-01-DR-A-P03-101, 13454-PCO-ZA-B1-DR-A-P00-098, 13454-PCO-ZB-B1-DR-A-P00-099, 13454-PCO-ZA-GF-DR-A-P00-100, 13454-PCO-ZB-GF-DR-A-P00-101, 13454-PCO-ZA-01-DR-A-P00-102, 13454-PCO-ZB-01-DR-A-P00-103, 1345, 4-PCO-ZA-02-DR-A-P00-110, 13454-PCO-ZA-03-DR-A-P00-111, 13454-PCO-ZA-04-DR-A-P00-112, 13454-PCO-ZA-05-DR-A-P00-113, 13454-PCO-ZA-06-DR-A-P00-114, 13454-PCO-ZA-07-DR-A-P00-115, 13454-PCO-ZA-08-DR-A-P00-116, 13454-PCO-ZA-09-DR-A-P00-117, 13454-PCO-ZA-10-DR-A-P00-118, 13454-PCO-ZA-11-DR-A-P00-119, 13454-PCO-ZA-12-DR-A-

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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: 13454-PCO-ZZ-RF-DR-A-P03-001 P01, 13454-PCO-ZZ-RF-DR-A-P03-002 P01, 13454-PCO-ZZ-B1-DR-A-P03-099 P01, 13454-PCO-ZZ-GF-DR-A-P03-100 P01, 13454-PCO-ZZ-01-DR-A-P03-101 P01, 13454-PCO-ZA-B1-DR-A-P00-098 P01, 13454-PCO-ZB-B1-DR-A-P00-099 P01, 13454-PCO-ZA-GF-DR-A-P00-100 P01, 13454-PCO-ZB-GF-DR-A-P00-101 P01, 13454-PCO-ZA-01-DR-A-P00-102 P01, 13454-PCO-ZB-01-DR-A-P00-103 P01, 13454-PCO-ZA-02-DR-A-P00-110 P01, 13454-PCO-ZA-03-DR-A-P00-111 P01, 13454-PCO-ZA-04-DR-A-P00-112 P01, 13454-PCO-ZA-05-DR-A-P00-113 P01, 13454-PCO-ZA-06-DR-A-P00-114 P01, 13454-PCO-ZA-07-DR-A-P00-115 P01, 13454-PCO-ZA-08-DR-A-P00-116 P01, 13454-PCO-ZA-09-DR-A-P00-117 P01, 13454-PCO-ZA-10-DR-A-P00-118 P01, 13454-PCO-ZA-11-DR-A-P00-119 P01, 13454-PCO-ZA-12-DR-A-P00-120 P01, 13454-PCO-ZA-RF-DR-A-P00-121, 13454-PCO-ZB-02-DR-A-P00-130, 13454-PCO-ZB-03-DR-A-P00-131, 13454-PCO-ZB-04-DR-A-P00-132, 13454-PCO-ZB-05-DR-A-P00-133, 13454-PCO-ZB-06-DR-A-P00-134, 13454-PCO-ZB-07-DR-A-P00-135, 13454-PCO-ZB-08-DR-A-P00-136, 13454-PCO-ZB-09-DR-A-P00-137, 13454-PCO-ZB-10-DR-A-P00-138, 13454-PCO-ZB-11-DR-A-P00-139, 13454-PCO-ZB-12-DR-A-P00-140 P01, 13454-PCO-ZB-RF-DR-A-P00-141 P01, 13454-PCO-ZA-ZZ-DR-A-P04-110 P01, 13454-PCO-ZZ-ZZ-DR-A-P04-111 P01, 13454-PCO-ZB-ZZ-DR-A-P04-112 P01, 13454-PCO-ZZ-ZZ-DR-A-P04-113 P01, 13454-PCO-ZZ-ZZ-DR-A-P04-120 P01, 13454-PCO-ZZ-ZZ-DR-A-P04-130 P01, 13454-PCO-ZZ-ZZ-DR-A-P05-100, 13454-PCO-ZZ-ZZ-DR-A-P05-101, 13454-PCO-ZB-ZZ-DR-A-P10-100, 13454-PCO-ZB-ZZ-DR-A-P10-101,

13454-PCO-ZB-ZZ-DR-A-P10-102, 13454-PCO-ZB-ZZ-DR-A-P10-103, 13454-PCO-ZB-ZZ-DR-A-P10-104, 13454-PCO-ZB-ZZ-DR-A-P10-105, 13454-PCO-ZB-ZZ-DR-A-P10-106, 13454-PCO-ZB-ZZ-DR-A-P10-107, 13454-PCO-ZB-ZZ-DR-A-P10-108, 13454-PCO-ZB-ZZ-DR-A-P10-109, 13454-PCO-ZB-ZZ-DR-A-P10-110, 13454-PCO-ZB-ZZ-DR-A-P10-112, 13454-PCO-ZB-ZZ-DR-A-P10-111, 13454-PCO-ZA-ZZ-DR-A-P21-500, 13454-PCO-ZA-ZZ-DR-A-P21-501, 13454-PCO-ZA-ZZ-DR-A-P21-502 P01, 13454-PCO-ZA-ZZ-DR-A-P21-503, 13454-PCO-ZA-ZZ-DR-A-P21-504 P01, 13454-PCO-ZA-12-DR-A-P21-505, 13454-PCO-ZA-ZZ-DR-A-P21-506 P01, 13454-PCO-ZB-ZZ-DR-A-P21-507, 13454-PCO-ZB-ZZ-DR-A-P21-508, 13454-PCO-ZB-ZZ-DR-A-P21-509, 3454-PCO-ZA-GF-DR-A-P64-300, 3454-PCO-ZA-GF-DR-A-P64-301, 3454-PCO-ZA-GF-DR-A-P64-302, 3454-PCO-ZB-GF-DR-A-P64-400, TOWN279.11.2(08)3101 04, TOWN279.11.2(08)3102 02, TOWN279.11.2(08)4101 01, TOWN279.11.2(08)4102 01, TOWN279.11.2(08)4103 01, TOWN279.11.2(08)4104 01, TOWN279.11.2(08)4105 01, TOWN279.11.2(08)4106 01, TOWN279.11.2(08)4107, TOWN279.11.2(08)4108, TOWN279.11.2(08)4109, TOWN279.11.2(08)4110, TOWN279.11.2(08)4111, TOWN279.11.2(08)4201 01, TOWN279.11.2(08)4202 01, TOWN279.11.2(08)4203 01, TOWN279.11.2(08)4401 01, TOWN279.11.2(08)7011 03

All Clear Designs Access and Inclusivity Statement October 2020, Sweco Daylight and Sunlight Report September 2020, Sweco Environmental Sustainability Plan October 2020, Arup Earthworks and Remediation Plan October 2020, Urban Design Report October 2020, Compliance Report October 2020

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

- 2 Prior to commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

(a) Details including sample panels of all external materials and finishes. The material under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works;

(b) Details including samples panel of typical paving, setts and other hard landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials;

(c) Details of landscaping features and plant species to be incorporated within the podium roof terrace.

The relevant parts of the works shall be carried out in accordance with the details thus approved and maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 3 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be

submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 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 14, 16-22, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 63, 64-67 . 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.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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.



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

Chief Planning Officer

**DRAFT**

**DECISION**