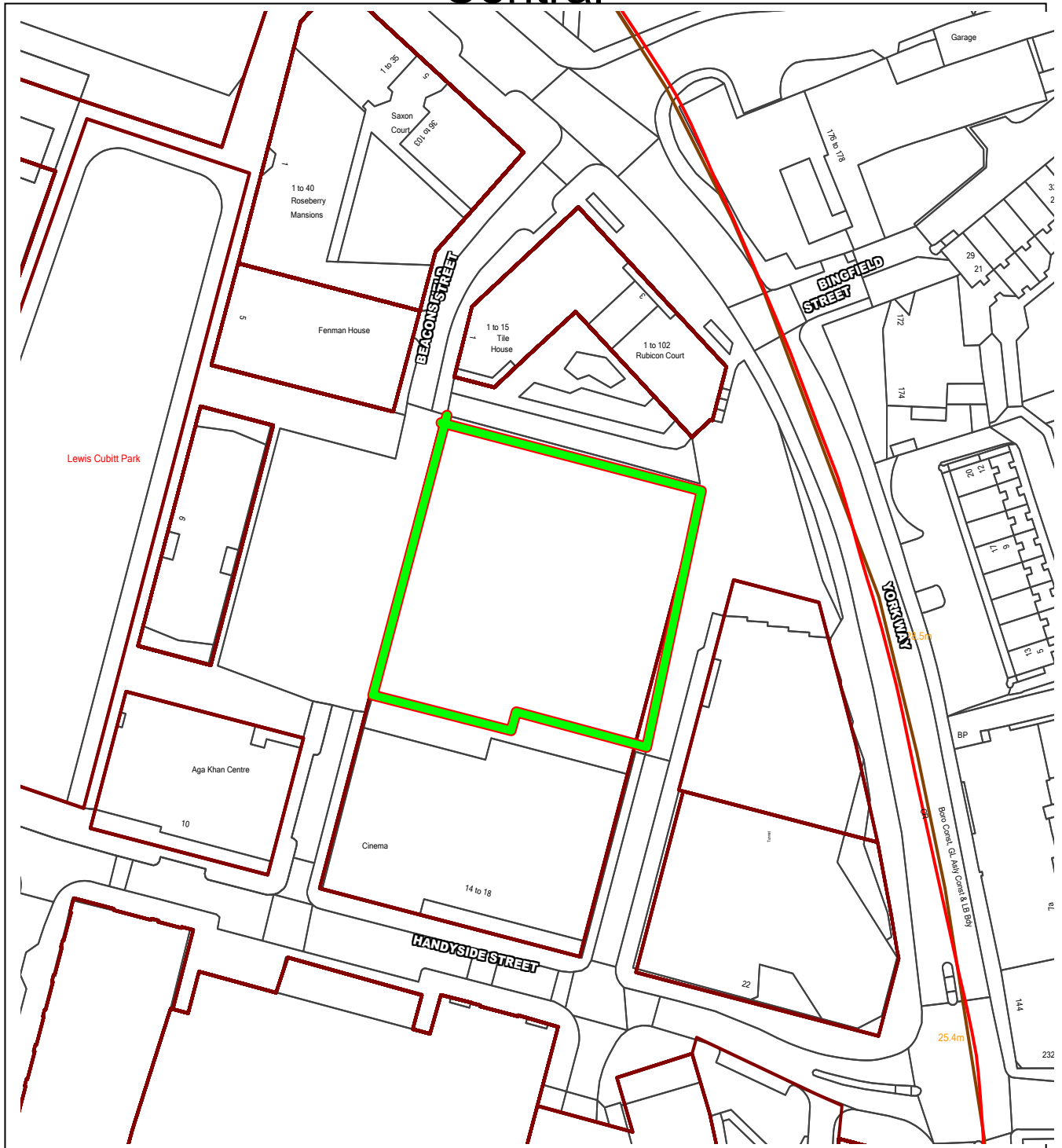


# 2023/2958/P - Plot R8 King's Cross Central



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Image 1. Aerial photo showing the site under construction (in red) and the surrounding area

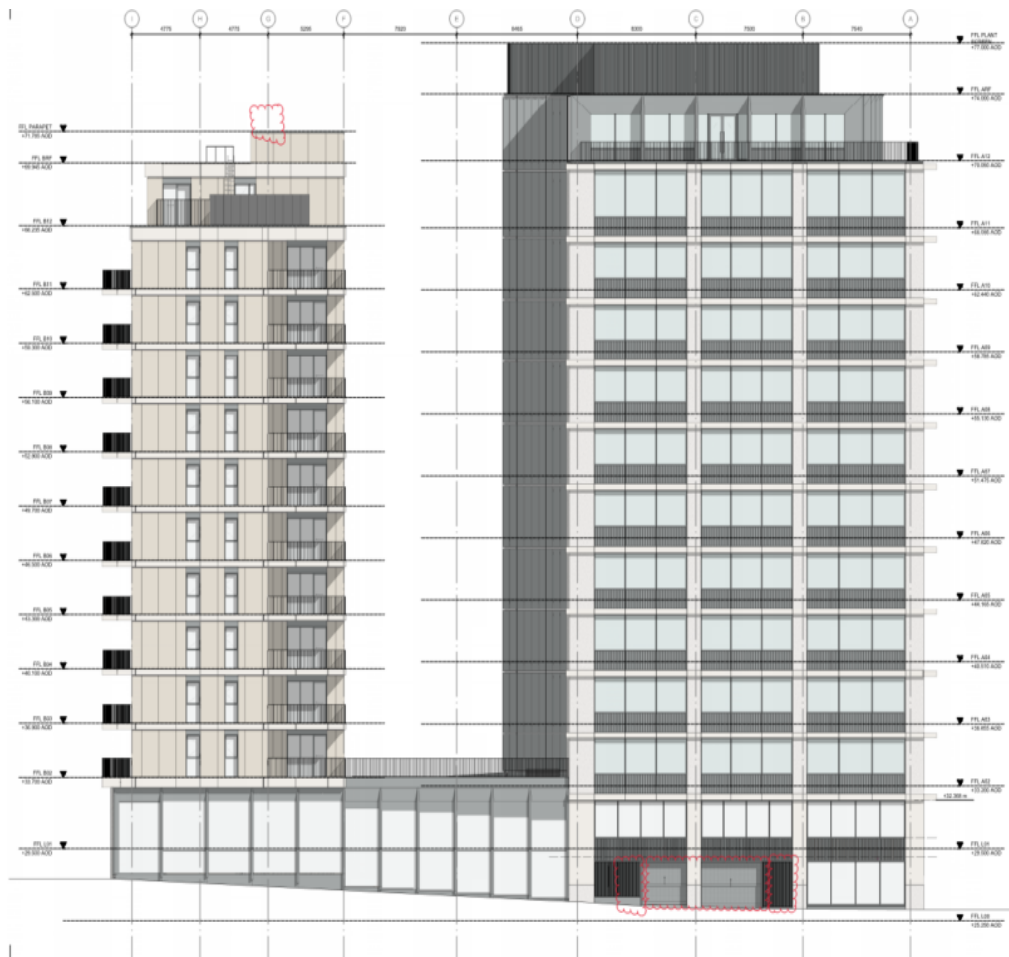


Image 2: North Elevation as approved

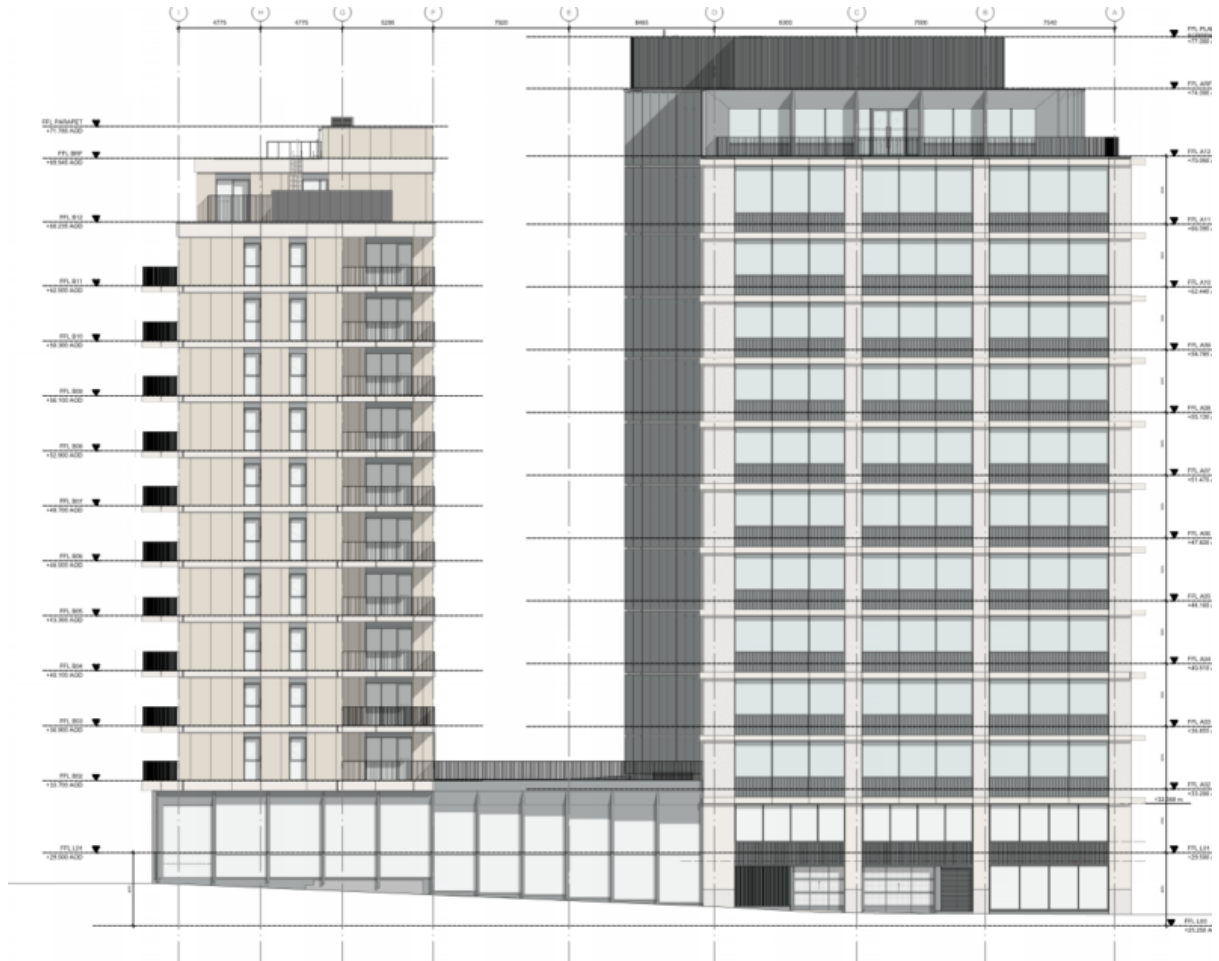


Image 3. North elevation as proposed



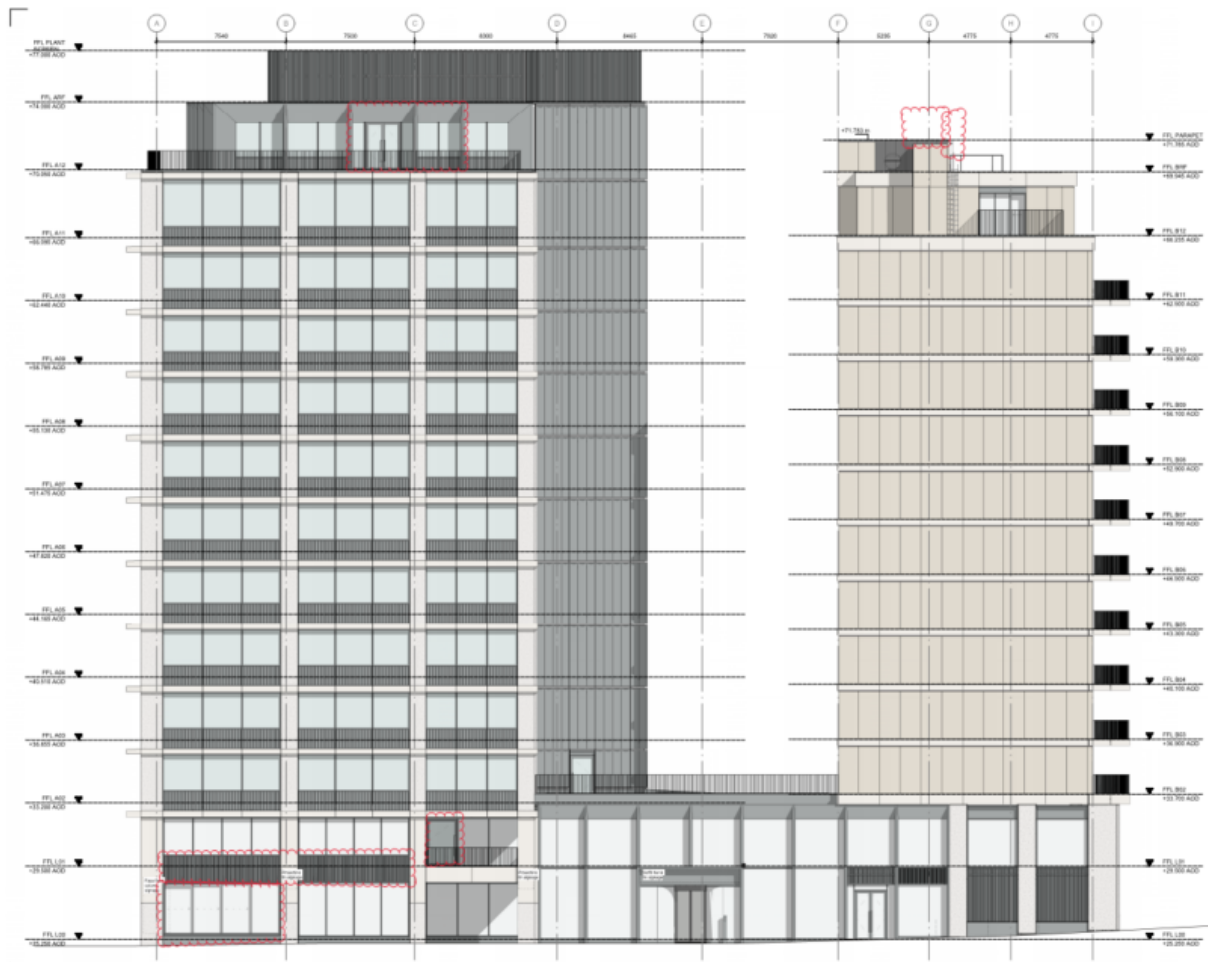


Image 4. South Elevation as approved

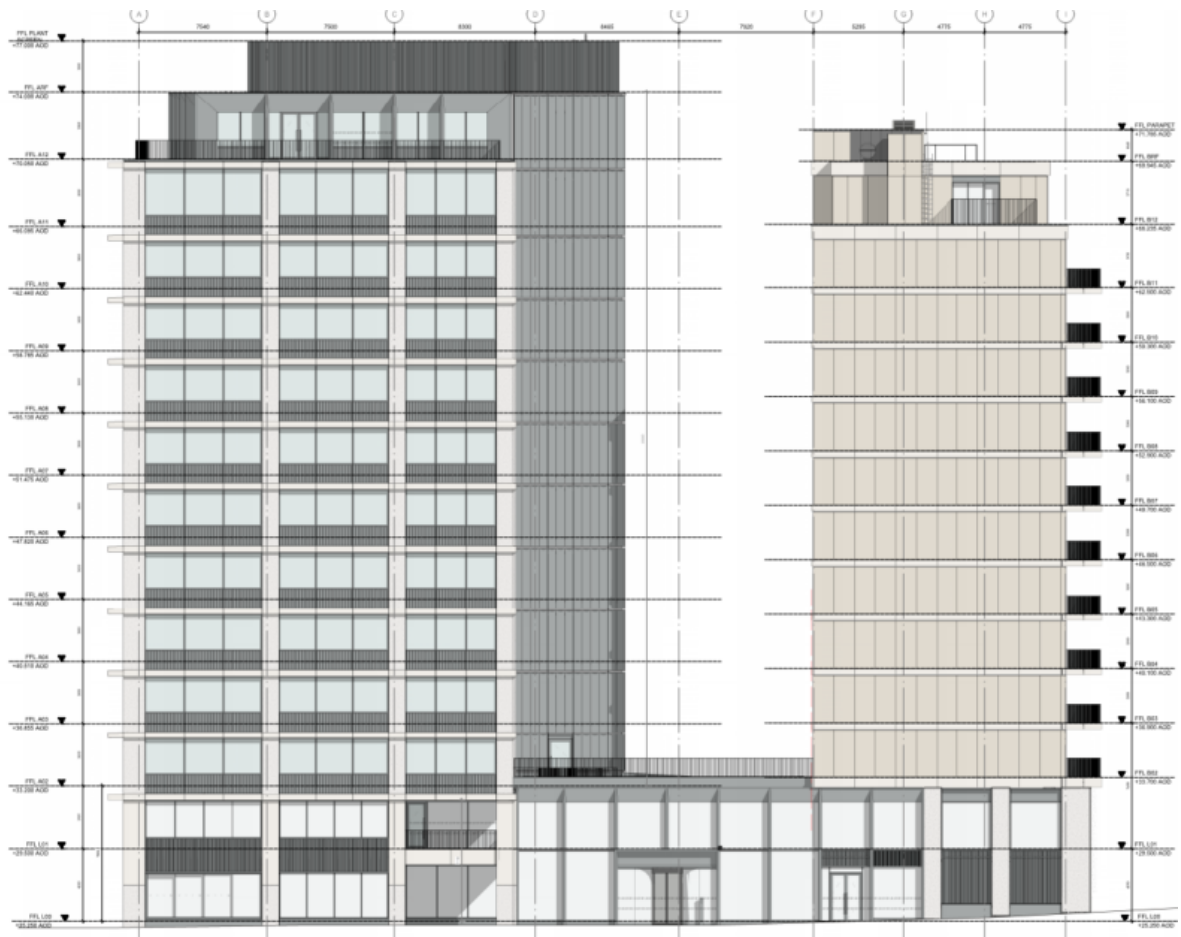


Image 5: South elevation as proposed

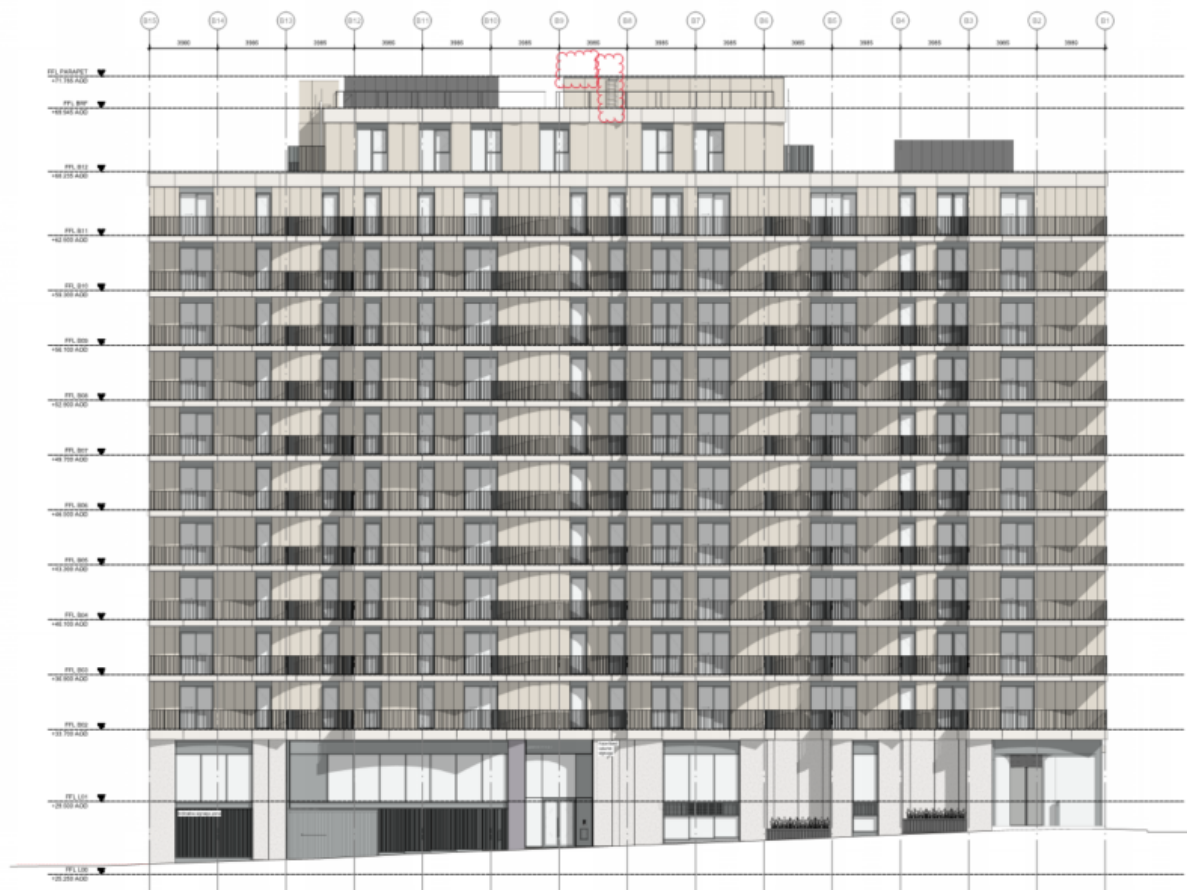


Image 6: East elevation as approved

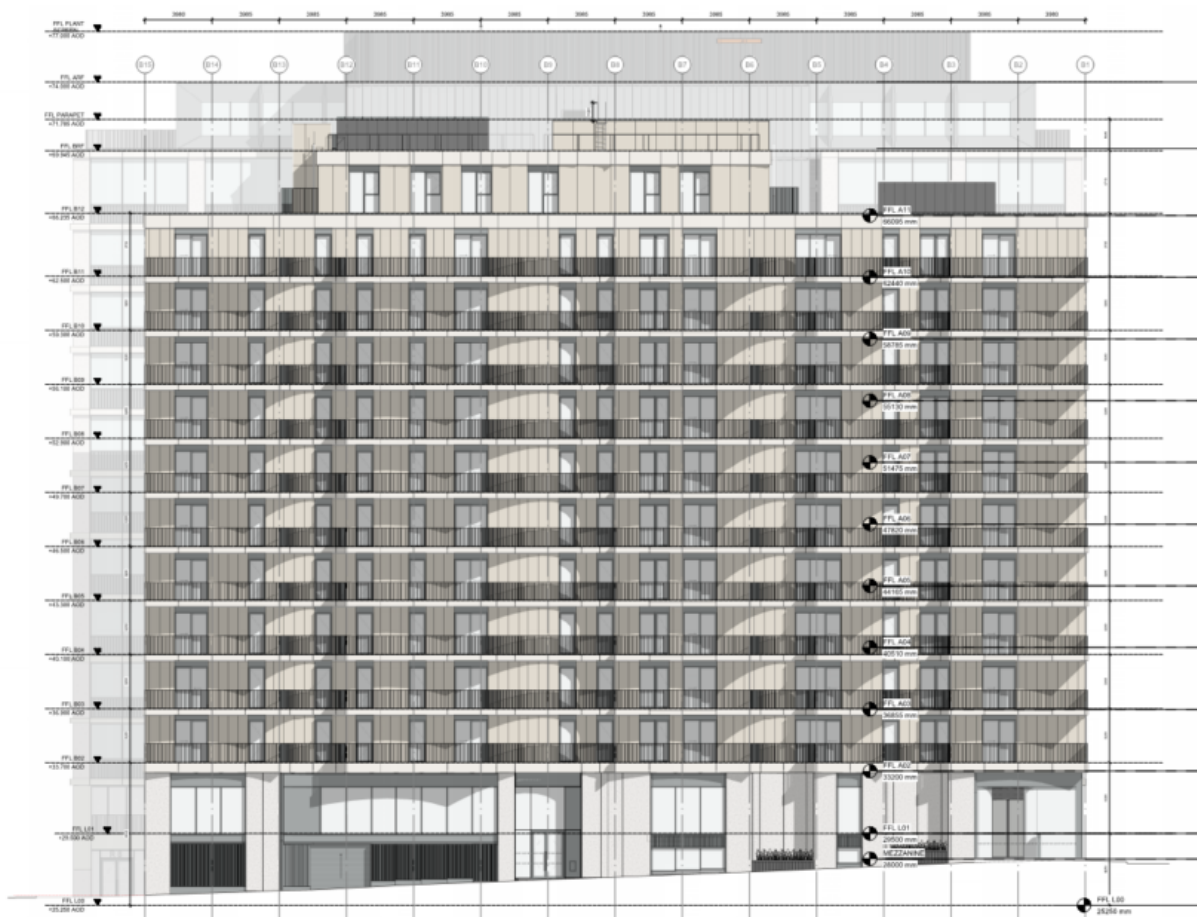


Image 7: East elevation as proposed



Image 8: West elevation as approved



Image 9: West elevation as proposed



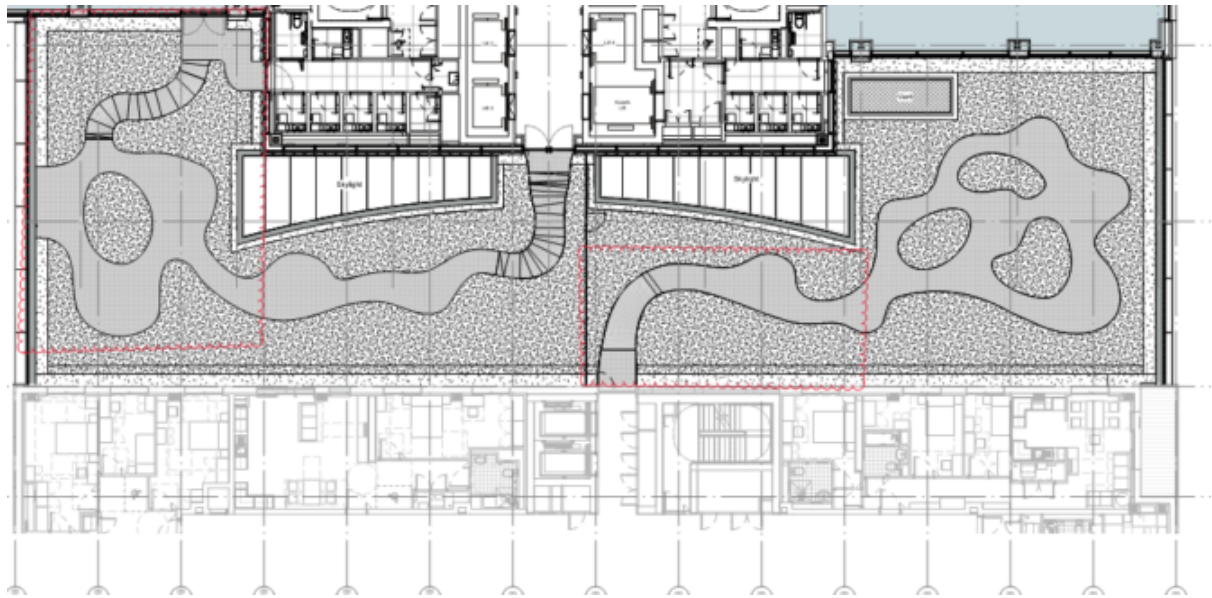


Image 10: Second floor landscape podium as approved

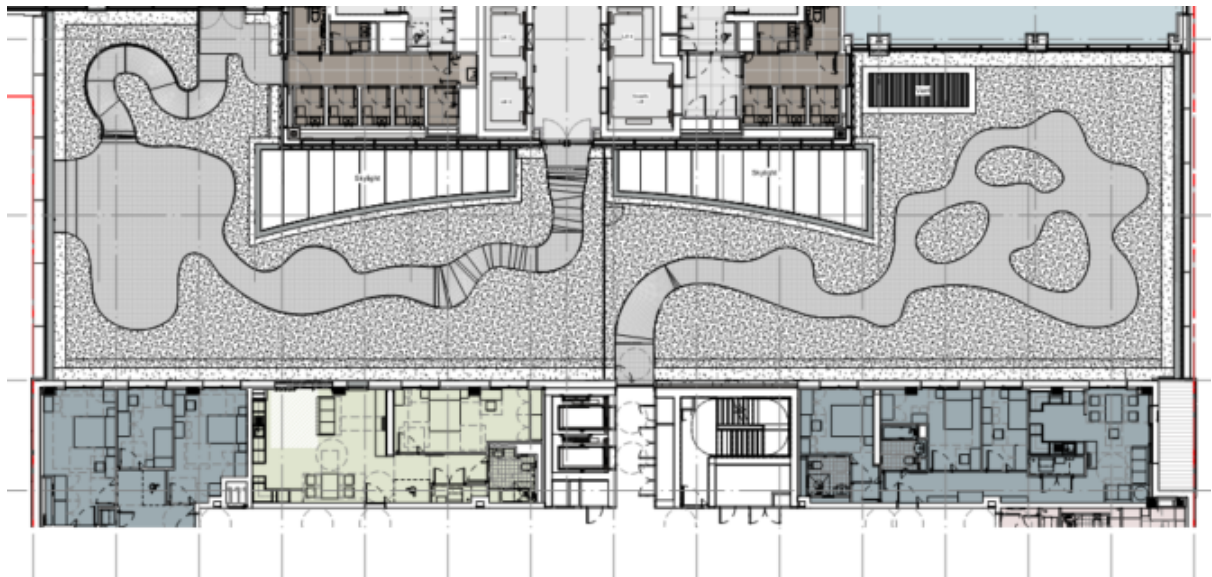


Image 11: Second floor landscape podium as proposed

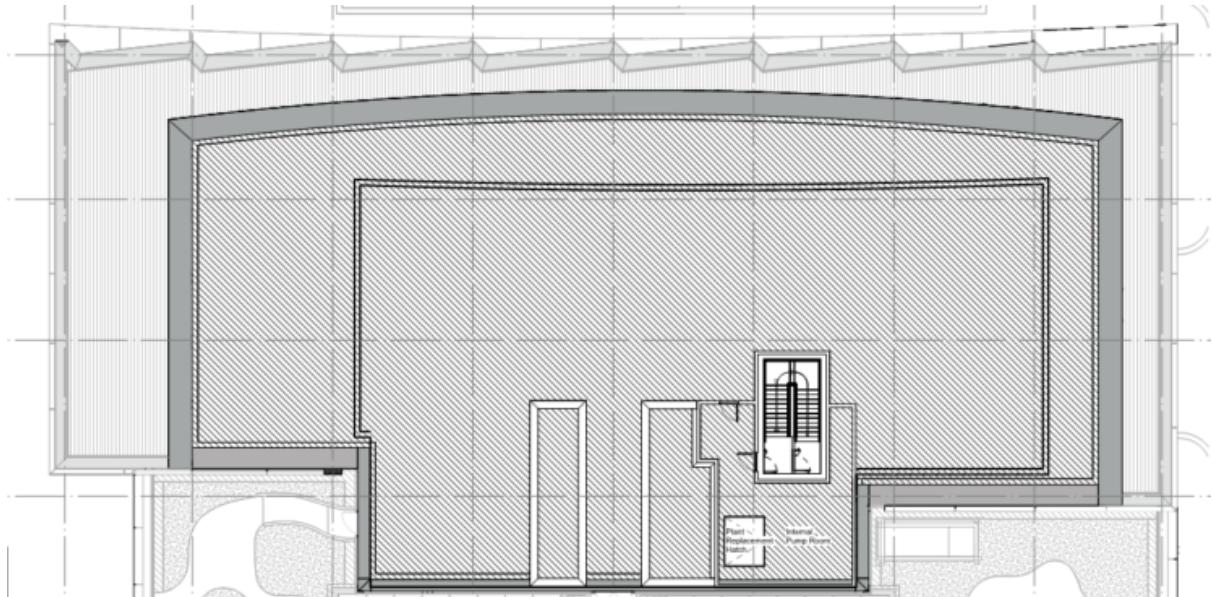


Image 12: Commercial building roof plan as approved

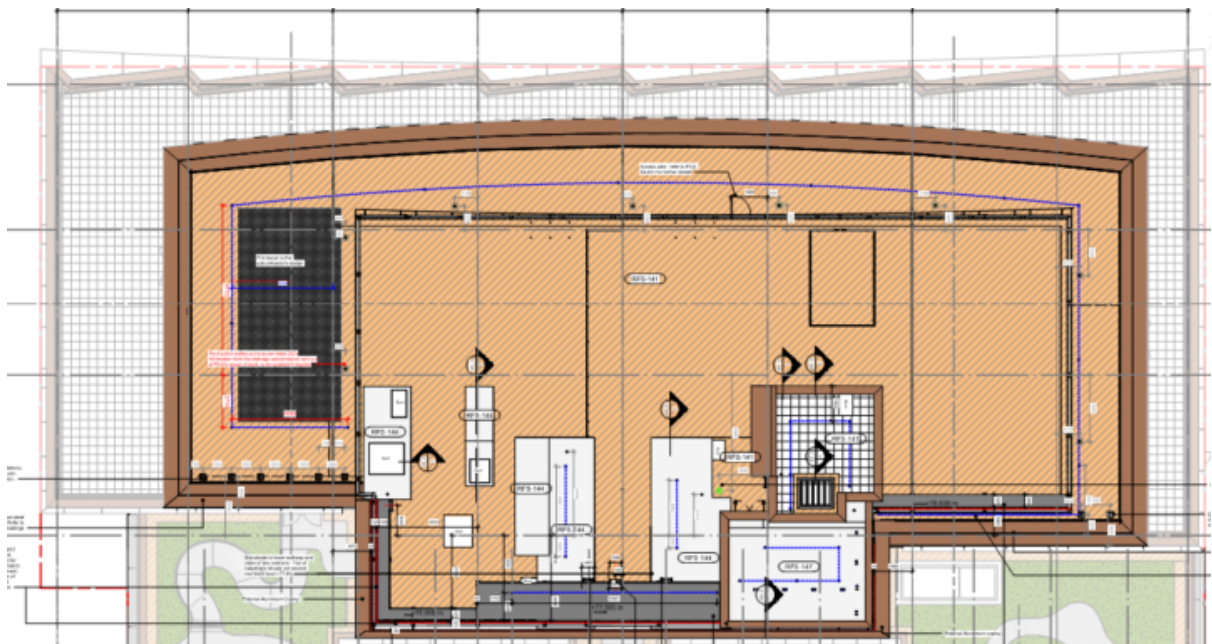


Image 13: Commercial building roof plan as proposed



<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/11/2023
		N/A		<b>Consultation Expiry Date:</b>	19/08/2023
<b>Officer</b>			<b>Application Number(s)</b>		
Edward Hodgson			2023/2958/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>					
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 windows, doors, ducts and louvres on the approved facades, alterations to the landscaping and location of PV panels.					
<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 26/07/2023 expiring on 19/08/2023 No responses have been received				
<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 Jellicoe 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

### Application Site:

**2004/2307/P** - Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (R1). **Granted - 22/12/2006**

**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. **Granted - 09/02/2021.**

**2022/1892/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) namely, alterations to the approved facades and core, roof plant enclosure, podium landscaping and cycle parking provision. **Granted - 11/08/2022**

## **Relevant policies**

### **National Planning Policy Framework 2023**

#### **London Plan 2021**

#### **The Camden Local Plan 2017**

**G1** Delivery and location of growth  
**H1** Maximising housing supply  
**H4** Maximising the supply of affordable housing  
**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  
**D1** Design  
**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 (2021)  
CPG Energy Efficiency and adaptation (2021)  
CPG Basements (2021)  
CPG Town Centres and retail (2021)  
CPG Amenity (2021)  
CPG Transport (2021)



## Assessment

### 1. Proposal

- 1.1 The current application is for minor amendments to the reserved matters approval for Building R8. Approval was granted under a reserved matters application (ref. 2020/5143/P) in 2021 for the erection of two 13 storey buildings for office and residential use. This followed outline permission granted in 2006 under ref. 2004/2307/P which granted permission for a phased and comprehensive development of the former railway lands in the Kings Cross area. Minor amendments were sought and approved in 2022 under ref. 2022/1892/P which included alterations to the facades and core, roof plant enclosure, second floor podium landscaping, and cycle parking provision.
- 1.2 The proposed amendments can be summarised as follows:
- North elevation: Omission of decorative screen to louvres, new access door at ground floor, new car park doors opening system, and reinstatement of altered fresh air duct.
  - South elevation: Narrowing of door at level 01, lowering of retail sliders at ground floor, changes to louvres and relocation of door at level 12.
  - East elevation: Changes to car park access door and extension of roof ladder
  - West elevation: Reduction in number of slider panel mullions
  - Second Floor plan: Changes to the level of external podium soft and hard landscaping
  - Roof Plan: Relocation of PV panels from residential roof to commercial roof

### 2. Assessment

- 2.1 The proposed amendments are the result of the evolution of the design of the proposal and requirements needed by the registered provider in line with building regulations. The amendments relate only to the external appearance of the approved development (Condition 16) and trees and landscaping (condition 9) of outline permission 2004/2307/P.
- 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)**

##### *North Elevation:*

- 2.3 At ground floor level, it is proposed to remove the approved decorative screen to the substation ventilation louvres to improve the quality of ventilation by being less restrictive. In addition, the approved loading bay doors would be amended to be perforated to allow for more ventilation into the substation. A new access door is proposed which would be integrated into the design of the ground floor façade, and would be almost imperceptible when viewed from the public realm. The ground floor changes are considered to be in keeping with the design and appearance of the overall buildings and given the scale of the approved buildings, they would not detract from their appearance.
- 2.4 The fresh air duct that was approved in the original reserved matters application (2020/5143/P) would be reinstated albeit 0.3m higher than the one originally approved. Given its location at roof level, the duct would have limited visibility in views from the public realm and would not add significant visual clutter to the roof.

#### *South Elevation:*

- 2.5 At ground floor level, it is proposed to reduce the height of the sliding doors to the retail unit by approx. 0.3m. In addition, the height of the louvered panel directly above the doors would increase by approx. 0.5m. These changes would have a minimal impact on the appearance of façade and there would no alterations regarding the materials or finishes. As such, they are considered to be acceptable.
- 2.6 At first floor level, the approved door accessing the terrace would be reduced in width by approx.. 0.5m in order to accommodate weight restrictions to comply with building regulations. This change would not be significant when read against the scale of the host building and as such is considered to be acceptable.
- 2.7 At 12<sup>th</sup> floor level, the double doors accessing the terrace would be moved from the central bay to the adjacent bay to the west. The materials and overall design of the doors would be the same as approved. This alteration would not have a significant impact on the overall appearance of the building and is considered acceptable.

#### *East Elevation:*

- 2.8 At ground floor level, the approved car park sliding doors would be amended to be an 'up and over' solution although the amended door would be finished in the same colour and material as the approved. New vertical panels would be introduced adjacent to the new door, which would be sympathetic to the appearance of the ground floor façade. The changes to the door are required for compliance with building regulations, and are considered acceptable.
- 2.9 At roof level, the approved roof access ladder would be extended by approx. 1.1m in order to provide safe and secure access. This addition would not significantly detract from the overall appearance of the buildings and would not lead to visual roof clutter and it is accepted that this change is required for safety reasons.

#### *West Elevation:*

- 2.10 At ground floor level, the number of mullions in the sliding doors closest to the south elevation would be reduced to create wider sliding doors. This change was approved under application ref. 2022/1892/P. It is considered to be a minor alteration that would not detract from the ground floor façade of the building and as such is considered acceptable.

#### *Roof Plan:*

- 2.11 It is proposed to move the approved PV panels from the roof of the residential building to the roof of the commercial building. The panels would serve both buildings. The PV panels would be set back behind the parapet on the flat roof of the commercial building and would have very limited visibility in views of the public realm. They would therefore not impact on the overall appearance of the commercial building and are considered acceptable.

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

- 2.12 The landscaping on the second floor podium would be adapted to increase the amount of hard landscaping compared to soft landscaping, following the previous amendments in application 2022/1892/P which allowed for new office doors onto this landscaped area. The changes would mean that water on the paths would drain on to the soft landscaping areas. There would not be a significant increase in the amount of hard landscaping and a sufficient amount of soft landscaping would be retained and the changes are thus considered acceptable. No approved trees would be removed as part of the proposals, and as such the amendments would be in accordance with the requirements of condition 9.

### **3. Conclusion**

- 3.1 The proposed amendments are considered to conserve 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 23<sup>rd</sup> October 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2023/2958/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 18 October 2023

**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)

Joshua Steer  
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**

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 windows, doors, ducts and louvres on the approved facades, alterations to the landscaping and location of PV panels.

Drawing Nos: Superseded: 13454-PCO ZZ---ZZ DR A--P04 113, 13454-PCO ZZ---ZZ DR A--P04 111, 13454-PCO-ZB-ZZ-DR-A-P04-112, 13454-PCO ZA---ZZ DR A--P04 110, 1345-PCO-ZA-02-DR-A-P00-110, 13454-PCO ZB---RF DR A--P00 141, 13454-PCO ZA---RF DR A--P00 121

Proposed: KXC-R8-001-13454-A-20-413-P11, KXC-R8-001-13454-A-20-411-P13, KXC-R8-001-13454-A-20-412-P09, KXC-R8-001-13454-A-20-410-P09, KXC-R8-001-13454-A-20-110-P09, KXC-R8-001-13454-A-27-131-P10, KXC-R8-001-13454-A-27-111-P17

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, KXC-R8-001-13434-A-20-110-P09, 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, KXC-R8-001-13454-A-27-111-P17, 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, KXC-R8-001-13454-A-27-131-P10, KXC-R8-001-13454-A-20-410-P09, KXC-R8-001-13454-A-20-411-P13, KXC-R8-001-13454-A-20412-P09, KXC-R8-001-13454-A-20-413-P11, 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, 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 2021) 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 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 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.

- 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](http://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 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).

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