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| Delegated Report | | Analysis sheet | Expiry Date: | 25/09/2013 |
| | | N/A | Consultation Expiry Date: | N/A |
| Officer | | | Application Number(s) | |
| Jenna Litherland | | | 2013/4843/P | |
| Application Address | | | Drawing Numbers | |
| Kings Cross Central Development Zone 'B' Building B2 York Way London N1 | | | Refer to draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Details pursuant to condition 3 (external lighting) of reserved matters approval dated 30/04/2010 (ref:2010/0864/P) for the erection of a nine storey building for use as offices (Class B1) on upper floors, shopping/food and drink uses (Classes A1-A5) and new entrance to underground at ground floor level within development zone B2 as required by conditions 3, 6, 16-23, 27-28, 31, 33-36, 45, 48-49, 51, 55-56, 60, 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. | | | | |
| Recommendation(s): | | Approve | | |
| Application Type: | | Approval of Details | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 00 | No. of objections | 00 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | N/A | | | | | |
| CAAC/Local groups* comments: *Please Specify | N/A | | | | | |

Site Description

Development Zone B is located south of Regent's Canal. It is bound to the north by the realigned Goods Way, to the west by Pancras Road and to the east by the Boulevard. To the south are development zones D and E which include the German Gymnasium and Stanley Buildings South both of which are grade II listed. Zone B is in close proximity to the grade I listed King's Cross and St Pancras Stations and the grade II Great Northern Hotel which lie to the south and to the grade II listed Granary building to the north, beyond the canal.

The Zone is divided into six sub-zones arranged around a principal area of public realm to be known as Pancras Square. Sub-zones B1, B3, and B5 form the west and northern edge of the Zone fronting onto Pancras Road and Goods Way. Sub-zones B2, B4 and B6 form the eastern edge of Zone B fronting onto the Boulevard. B2 is at the southern end of the zone and fronts onto a new area of public realm known as Turnhalle Square, B4 is located centrally in the group and B6 at the northern end fronting onto a new area of public realm known as Canal Square which abutts Goods Way.

The entire zone is located within the King's Cross Conservation Area.

Relevant History

Building B2 - **2010/0864/P**: Submission of reserved matters associated with the erection of a nine storey building (basement and public realm dealt with under separate applications) for use as offices (Class B1) on upper floors, shopping/food and drink uses (Classes A1-A5) and new entrance to underground at ground floor level within Development Zone B2. **GRANTED** 30/04/2010.

Zone B Enabling works - **2011/3564/P**: Details of enabling works comprising principally earthworks, remediation and site preparation works within development zone B pursuant to conditions 25, 31, 56, and 64-68 of outline permission (ref. 2004/2307/P). **GRANTED** 08/09/2011.

Zone B Basement - **2011/4743/P**: Reserved matters associated with basement service areas for buildings B2, B4 and B6 and related vehicular service route, entrance/exit ramp off Pancras Road and central island area within Development Zone B. **GRANTED** 25/11/2011.

Building B2 - **2012/0902/P**: Amendments to the entry/lobby arrangements, core circulation and toilet accommodation, reduction of plant at roof level resulting alterations to louvers to east and west facades, increased build up of colonnade soffit, increase in floor space by 78m² to the Reserved Matters granted 30/04/2012 (reference 2010/0864/P). **GRANTED** 1/5/2013.

Building B2 - **2013/0899/P**: Details pursuant to condition 2a (sample panels of external materials and finishes) 2b (sample of cast iron column) of planning permission dated 30/04/2010 (Ref: 2010/0864/P) for submission of reserved matters associated with the erection of a nine storey building (basement and public realm dealt with under separate applications) for use as offices (Class B1) on upper floors, shopping/food and drink uses (Classes A1-A5) and new entrance to underground at ground floor level within Development Zone B2 as required by conditions 3, 6, 16-23, 27-28, 31, 33-36, 45, 48-49, 51, 55-56, 60, 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. **GRANTED** 26/04/2013

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of developments on occupiers and neighbours.

Assessment

Condition 3 states:

'Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character and appearance of the conservation area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies B1, B7, SD7A and N5 of the London Borough of Camden Replacement Unitary Development Plan 2006.'

Assessment:

The building on plot B2 comprises nearly the entire plot and therefore no freestanding lighting is proposed. The building will include some façade mounted up lighters on the south elevation which is discrete for the scale of the building proposed. Hanging lamps are proposed at ground floor level in the colonnade on all elevations of the building. The proposed design is considered acceptable and the lighting would not cause any spillage nuisance.

Recommendation: Approve