

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	07/06/2013
		N/A / attached		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>		
Alan Wito			2013/2152/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Kings Cross T6 Project Gate 24A York Way London N1C 4BL			See 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>					
Details of condition 16 (granite setts), 17 (boundary treatment), 19 (bird and bat boxes), 20 (external lighting, 23 (entrance gate), 24 (gate to York Way) and 26 (steps to retail) of planning permission granted on 11/1/11 (ref: 2010/4468/P) for the erection of 14-27 storey building for student housing.					
<b>Recommendation(s):</b>		Approve			
<b>Application Type:</b>		Approval of Details			

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

Sub-zone plot T6, within Development Zone T, is located to the north-eastern edge of the wider King's Cross Central masterplan site. The plot fronts Canal Street to the south and York Way to the east.

## Relevant History

Planning permission was granted on 11/1/11 for the erection of 14-27 storey building (67-105m AOD) with landscaped central courtyard fronting onto Canal Street to provide student housing (657 bedrooms and ancillary facilities) and a flexible Class A1/A3/A4 unit at ground floor level, 3 disabled car parking spaces, 337 cycle parking spaces and infrastructure and public realm works on York Way and Canal Street (Development Zone T6 of King's Cross Central) (ref: 2010/4468/P).

Details pursuant to condition 28 (impact on television signal reception) of planning permission granted 11/01/11 (2010/2268/P) were approved on 12/8/11 (ref: 2011/3110/P).

A sample panel of reconstituted stone (condition 5); and sample of bronze aluminium window frame and perforated screen (condition 6) pursuant to planning permission dated 11/01/2011(ref: 2010/4468/P) were approved on 1/11/11 (ref: 2011/5209/P).

Details pursuant to conditions 8 (entrance doors and typical framing to glazing for the entrance to the student housing), 9 (details of retail frontage) and 10 (details of vertical drip section through typical bedroom window) of planning permission granted 11/01/11 (2010/4468/P) were approved on 21/3/12 (ref: 2012/0421/P).

Details pursuant to condition 4 (ground floor level colonnade), (part) 7, (sample panel of hard landscaping materials), 18 (green and brown roofs) and 25 (wheelchair housing standards) of planning permission dated 11/10/11 (Ref: 2010/4468/P) for the erection of 14-27 storey building (67-105m AOD) with landscaped central courtyard fronting onto Canal Street to provide student housing (657 bedrooms and ancillary facilities) and a flexible Class A1/A3/A4 unit at ground floor level, 3 disabled car parking spaces, 337 cycle parking spaces and infrastructure and public realm works on York Way and Canal Street (Development Zone T6 of King's Cross Central) were approved on 8/1/13 (ref: 2012/5986/P).

Details pursuant to (part) condition 7 (samples of hard landscape surface treatments) and (part) condition 20 (details of lighting within the public realm) of planning permission dated 11/01/11 (Ref: 2010/4468/P) were approved on 8/1/13 (ref: 2012/6651/P).

Submission of details as required by conditions 11 (noise levels) and 12 (submission of an acoustic report) of planning permission granted 11/01/11 (2010/4468/P). Yet to be determined (ref: 2013/2703/P).

## Relevant policies

### LDF Core Strategy and Development Policies

- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS17 Making Camden a safer place
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP29 Improving access
- DP31 Provision of, and improvements to, public open space and outdoor sport and recreation

facilities.

## **Assessment**

### **Condition 16**

*“The 'granite setts' around the tree bases and the cycle stands as shown on the approved landscape drawings shall be the historic granite setts sourced from the wider King's Cross Central site, subject to availability of the historic granite setts. If none are available, details of an alternative shall be submitted to and approved in writing by the Council and the development carried out in full and strict accordance with the details thus approved.”*

This condition did not require a submission unless the setts used were not reclaimed. The drawings show that reclaimed setts will be used and works inspected on site confirm this.

### **Condition 17**

*“Details of the boundary treatment to the north of the site, where plot T6 adjoins the CTRL embankment, shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.”*

A gabion wall is proposed which will face onto the service road with banked earth above. At the eastern end where there is a narrow passageway the sheet piles will be exposed. Given that this space faces onto a service road which will not be accessible to the public and the pile sheeting faces onto a narrow passage (again not accessible to the public) the proposed materials are considered acceptable.

### **Condition 19**

*“Prior to commencement on the relevant part of the development hereby approved details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. The works shall be permanently retained and maintained thereafter.”*

The details of the bird and bat boxes have been discussed and the number and position of these are considered acceptable given the constraints of the design of the building. The least conspicuous locations on the rear elevation have been chosen which also meet the technical requirements so that the boxes will be most likely to be used by birds and bats.

### **Condition 20**

*“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. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.”*

These details have been partly approved in the wider public realm under application 2012/6651/P. The light proposed are sited sensitively in relation to the appearance of the building. To reduce light spillage glare guards are provided or the lights are angled toward the building.

### **Condition 23**

*“Notwithstanding the drawings hereby approved, details of the entrance gate to the access tunnel on the south-east elevation of the building shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.”*

The gates proposed are a bespoke design with the panels designed to replicate the ventilation panels on the windows to the upper floors. The panels also align with the channels of the adjacent concrete panels. The colour is a close match to the adjacent concrete (the gates have already been installed and viewed on site).

### **Condition 24**

*“Full details of the gates at the eastern end (adjacent to York Way) of the footpath located to the rear of the building shall be submitted to and approved in writing by the local planning authority prior to commencement on the relevant part of the development. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.”*

The gate proposed is a bespoke design with the panels designed to replicate the ventilation panels on the windows to the upper floors. The panels also align with the channels of the adjacent concrete panels. The colour is a close match to the adjacent concrete (the gate has already been installed and viewed on site).

### **Condition 26**

*“Notwithstanding the drawings hereby approved, detailed drawings of the steps adjacent to the retail unit (showing the number of steps reduced to provide a going of between 150-170mm, suitable handrails to both sides, tactile paving and contrasting nosings) shall be submitted to and approved in writing by the local planning authority prior to work commencing on the relevant part of the development. The relevant part of the works shall be carried out in full accordance with the details thus approved.”*

The steps shown on the approved plans are no longer proposed and level access would be possible.

### **Recommendation**

The submitted drawings satisfy the requirements of the conditions and therefore it is recommended that these are approved.