

## Condition 9 - Landscaping and Trees

*“The details of the landscaping to be submitted as part of the applications for reserved matters approval shall include details of:*

- (a) all existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating;*
  - i. the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;*
  - ii. those to be retained;*
  - iii. where nearby excavations are proposed, the level at the base of each tree to be retained;*
  - iv. trees to be removed in conjunction with that part of the proposed development; and*
  - v. where appropriate the proposed positions and lines of protective fencing and prohibited areas.*
- (b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site;*
- (c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types;*
- (d) proposed canal moorings; and*
- (e) the equipment and other treatment of land within the MUGA and LEAP spaces.*
- (f) And all works shall only be carried out with the details so approved.*

*Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, to ensure a minimal impact on existing trees, to contribute to biodiversity, and to ensure that the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies B1, B2, N4, N8, KC8, KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 9

As stated in the approved Compliance Report there are no existing trees or vegetation which need to be protected or removed as part of the works and so parts (a) and (b) of the condition do not apply.

In relation to part (c) the required information (in so far that it relates to the proposed amendments) is provided in the Urban Design Report in Section 3.4 of this document and shown on the substitute plans and drawings in Section 2.3. In terms of ground level public realm hard and soft landscaping, the amendments are demonstrated on the relevant plans and drawings as follows:

- Surface Finish Plan (TOWN279-8(08)5101) shows the amendments to surface finishes and repositioning of new tree/shrub planting and cycle parking. It also provides a key for other drawings showing the further details listed below.
- Proposed Tree Planting Plan (TOWN279-8(08)3101). This illustrates the minor amendments proposed to the layout of the tree and shrub planting, specifically to the east of B3.
- Revised Site Level Plan (TOWN279-8(08)5102).
- Cross-sections/details indicating materials, heights and construction of footways, tree planting methods, paving patterns and interfaces, cycle parking and steps (TOWN279-8(08)7101, 7102 and 7105 and TOWN279-8(08)8101, 8102, 8301, 8302, 8303, 8401, 8402). In particular, TOWN279-8(08)8101 illustrates a more refined detailing of the paving patterns, as well as the replacement of West Penine Grindstone paving with Cromwell Diamond Sandstone paving, due to lack of supply.

# 3.2

## Condition 12 - Steps in Landscaping

*“Where steps are to be constructed within the landscaping to change level, gentle inclines and ramps (at a gradient of 1 in 20 or less) and/or lifts shall also be incorporated, to provide an equally commodious alternative for all members of the public.”*

*Reason: To ensure that the development provides good access for all in accordance with policies SD1, B1, B2, KC6 and T3 of the London Borough of Camden Replacement Unitary Development Plan.”*

### Response to Condition 12

Under the approved scheme, steps were located alongside the southern facade of the building, in the secondary street between Buildings B1 and B3. This responded to the 4.5 metre difference between the lower ground and upper ground floor levels of the building, and of the adjacent public realm. The external staircase continued through the facade and into the reception area, giving the impression of being one wide staircase, albeit divided by a glass partition.

As part of these minor amendments, the stair treads have been increased from 280 mm to 300 mm to improve access and safety to members of the public. Further, the two sets of handrails running down the external flight of stairs have been moved away from the Building B3. The proposed distance between the central and the external handrails are as previously approved, albeit flipped to provide a wider section of steps immediately adjacent to B3, as illustrated in Figure 2 to the right. The proposed change is considered to enhance the appearance of the facade while maintaining the accessibility of the steps in line with Part M of the Building Regulations.

As stated in the original response to Condition 12, there remains a number of equally commodious east-west routes which, achieve a gradient of 1:21 or better, as well as publicly accessible lifts in the B3 entrance foyer, which offer additional public through-access between Pancras Square and Pancras Road during building opening hours.

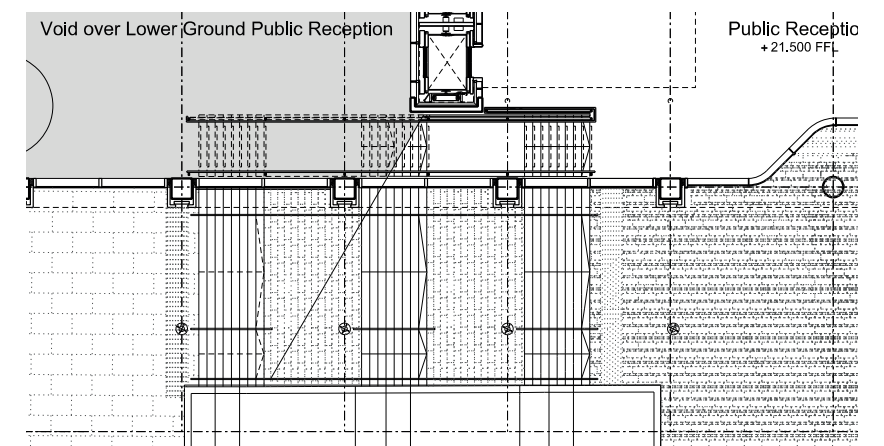
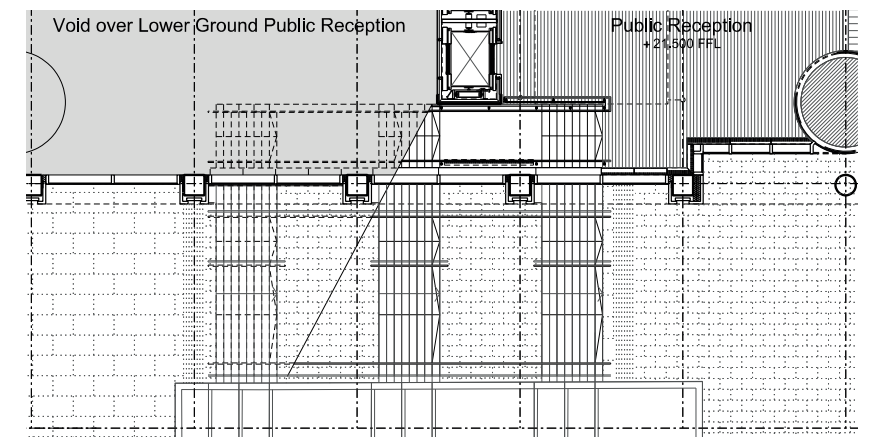


Figure 2 (above): Extracts from drawings showing handrail arrangements on steps between B1 and B3 as approved (above) and proposed (middle). Below, a CGI shows the revised handrail arrangements on steps between B1 and B3.

# Condition 14 - Phasing of Approvals

“Unless otherwise agreed in writing by the local planning authority and subject to condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority in accordance with the following provisions:

- (a) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of the three years from the date of this permission;
- (b) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq m gross of built accommodation;
- (c) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq m gross of built accommodation;
- (d) Application for approval of the Reserved Matters and/or details pursuant to the conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq m gross of built accommodation;...(e) and (f).

Provided that reapplications or variations in relation to the same built accommodation which has already been the subject of previous applications for and approval of the Reserved Matters shall not count towards compliance with the phasing of the submissions as set out in (a) to (f) above.”

Reason: To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, CKC1, SKG2, SKC3, KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

## Response to Condition 14

Since Outline Planning Permission was granted in December 2006, Reserved Matters have been approved for the Great Northern Hotel, Regeneration House and the Eastern Goods Yard, Buildings R2, T1, R4, B2, B4, B6, J, R5 North, B3, B1, E1 and P1. In addition, full planning permission has been granted for a student housing building on Plot T6. The quantities of floorspace, as gross external area (GEA), approved and proposed, are set out in Table 1, to the right.

The amendments proposed as part of this submission result in a net decrease of 22m² GEA to the approved B3 floorspace. This is reflected in Table 1 opposite, which shows the total floorspace submitted/approved to date. Table 1 demonstrates that the requirements in Condition 14(a), (b), (c) and (d) for 70,000m², 140,000m², 210,000m² and 280,000m² of floorspace to be applied for before the expiry of, respectively, three, six, nine and twelve years from the grant of Outline Planning Permission, have already been fulfilled.

Site	Application Reference No.	Approval Date	Floorspace (m² GEA)
Eastern Goods Yard	2007/5228/P	8 April 2008	55,370 <sup>1</sup>
Building R2	2008/5052/P	22 January 2009	48,522
Subtotal 70,000m² by December 2009			103,892
Building T1	2009/0415/P	24 April 2009	29,045
Building R4	2010/0389/P	15 April 2010	11,761
Subtotal 140,000m² by December 2012			144,698
Building B2	2010/0864/P	29 April 2010	7,176 <sup>2</sup>
Building B4	2010/0868/P	29 April 2010	17,071 <sup>3</sup>
Building B6	2010/0870/P	29 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,548 <sup>4</sup>
Building T6	2010/4468/P	11 January 2011	16,292 <sup>5</sup>
Subtotal 210,000m² by December 2015			210,638
Building J	2010/6688/P	11 March 2011	16,265
R5 North	2011/0431/P	8 April 2011	14,214 <sup>6</sup>
Building B3	2011/4090/P	4 November 2011	20,404
Building B1	2011/4713/P	25 November 2011	43,097
Building E1	2012/4147/P	18 October 2012	4,015
Regeneration House	2012/4937/P	2 November 2012	1,002 <sup>7</sup>
Building P1	2012/4741/P	29 November 2012	29,619
B3 Minor Amendments	-	-	-22
Subtotal 280,000m² by December 2018			339,232

Table 1: Floorspace submitted to date (GEA in m²)

Notes:

- 1 This figure reflects the additional 180m2 approved in the later submission for minor amendments to the Eastern Goods Yard Scheme (specifically in relation to the Western Transit Shed) with reference 2011/6440/P.
- 2 This figure reflects the additional 78m2 approved as part of the minor amendments submission for Building B2 (ref. 2012/0902/P).
- 3 This figure reflects the additional 247m2 approved as part of the minor amendments submission for Building B4 (ref. 2012/0907/P).
- 4 This figure includes the additional 20m2 approved in the later submission for minor amendments to the Great Northern Hotel scheme (reference 2011/0049/P).
- 5 This figure represents the floorspace below the outline parameter height of 67m AOD as per the S106 Agreement dated 11 January 2011.
- 6 This figure includes the reduction of 23m2 GEA approved in the subsequent submission for minor amendments to the R5 North scheme (ref. 2011/4263/P)
- 7 This figure includes 330m2 at ground floor. The ground floor uses were not specified as part of this submission, but were sought separately in an application for change of use.





Figure 3: Image illustrating the proposed single entrance to Building B3 from Pancras Square. The new enlarged entrance lobby, serving both public and offices uses is visible through the double height glazing.

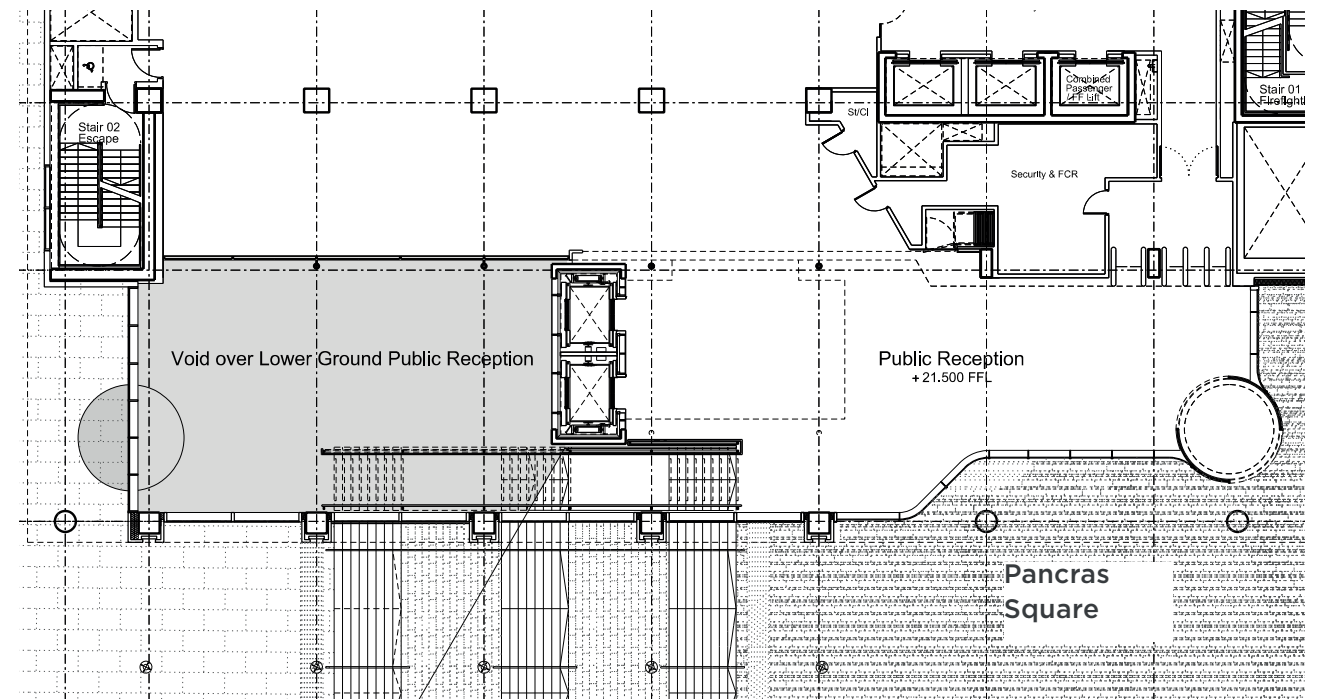
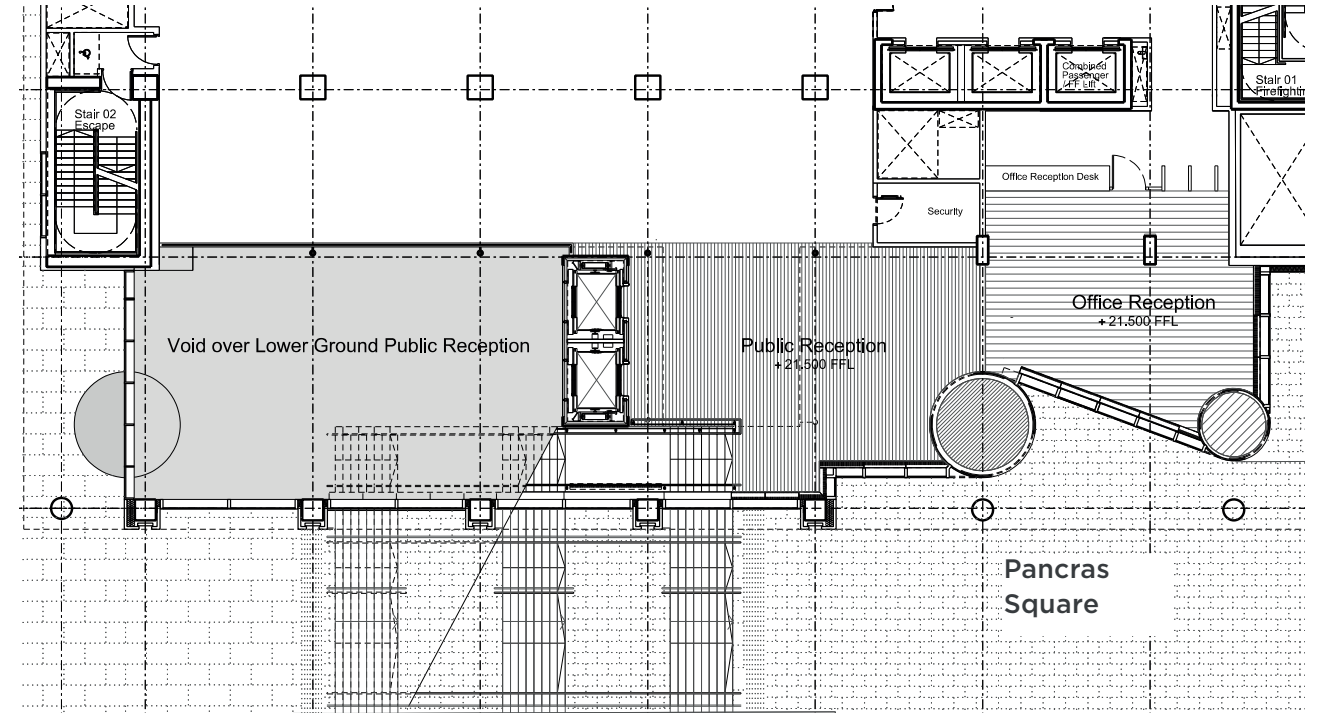


Figure 4: Extract of drawings illustrating approved (top) and proposed (bottom) layouts of B3 entrances at lower and upper ground floor levels.

## Condition 16 - Urban Design Report

*“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.”*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*



Figure 5 (above): Section through the lower ground floor showing the triple height entrance on the south western side of the building, and the relationship between this entrance and the various public uses.

### Response to Condition 16

An Urban Design Report ('UDR') was approved as part of the original B3 Reserved Matters submission. That document demonstrated the underlying approach to the design of Building B3 and how the relevant Design Guidelines attached to the Outline Planning Permission have been observed.

The original design of the building, and thus the UDR, responded to the split occupation of B3, with KCCLP retaining two floors of office space at Levels 2 and 3. This arrangement necessitated three entrances: two for the public and one for the offices. Since the approval was granted, the two floors intended for KCCLP have now been leased to LBC, allowing the whole building to be tailored to a single occupier, rather than two. This is most visible in the proposed reconfiguration of the entrance area and the extension of the central atrium to include the third and fourth levels, as described further in this section.

The proposed minor amendments seek to follow the design principles and objectives set out within the original UDR, resulting in a more efficient floorplan and improved accessibility at ground floor.

The following paragraphs set out the proposed changes and design rationale in more detail, as an addendum to the approved UDR.

### Entrances and Reception Lobby

As part of the approved B3 scheme, the public entrance hall was accessed via two 'drum' entrances with sliding doors; one at upper ground level off Pancras Square and the other at lower ground level off Pancras Road (See Figure 5). The public hall linked public realm to the east and west, addressing the topographic differences across the site. There was a further entrance lobby at upper ground level, serving the office areas only, accessed via a separate entrance onto Pancras Square.

In reviewing the layout of the building for a single occupant, consideration was given to how the entrances and lobby could function if they were shared between staff and visitors and one entrance on Pancras Square was removed. This has resulted in the proposed amendments to the layout and access arrangements, as set out in the following paragraphs.

At upper ground floor, the proposed internal layout has been modified to combine a reception area that welcomes all visitors and staff, channelling users to the security turnstiles for the offices at the upper floor levels, directly to the Camden Customer Services Centre (previously referred to as the Access Centre) and Library at that same level, or to the public leisure centre at lower ground level, via the central staircase or lifts. The generosity of the space remains unchanged, with the double and triple height space stretching alongside the southern façade and providing an open visual connection between the public and office uses, as well as a route through the building, during opening hours.

The introduction of sliding panels between the reception area and the Customer Services Centre and Library will allow access to the leisure centre from both entrance levels during extended opening hours, whilst maintaining security for the other uses when they are shut. When not in use, the security panels will fold away discretely, into a purpose-built cupboard adjacent to the security office, when not in use.



# 3.4

## Condition 16 - Urban Design Report

For security reasons, turnstiles to the offices at upper levels have been maintained, neatly fitting between the riser and the security fire control room ('FCR') to create a cleaner, more open lobby space.

Reflecting the shared nature of the reception area at upper ground level, one of the entrance drums at this level has been removed. As a result, the remaining entrance drum has been increased in size and its position shifted slightly on the corner of the building (See Figures 3 & 4). The southern glazed facade line has also been adjusted, resulting in additional covered space to shelter. Overall, the change to the entrance is considered to be an improvement to the approved scheme, creating a more democratic space and increased prominence in views across Pancras Square.

### Cores

The arrangement of the circulation cores and the service risers has been developed alongside the M&E strategy and responds to a more detailed understanding of air flow through the building. This has resulted in the slight increase in the size of the riser space within the satellite core on the Western facade (extending an additional 250 mm to the north), and in a reduction of the core's internal riser space within the office areas at second to fifth levels. The latter has given way to additional storage areas on each of these floors. Further, some surplus riser space within the main core has also been identified and replaced with cleaner's cupboards on all office levels. At basement level, space within the main core has been replaced by dry changing space for the leisure centre.

### Other Amendments to Layout

#### The Atrium

The approved scheme included a 7 storey atrium at the centre of the building, the opening extending across LBC's demise between levels 4 and 11, to provide a physical separation between LBC's offices - and those to be retained by KCCLP at levels 2 and 3.

The atrium was designed to support circulation routes, to foster integration between different groups or teams within LBC, and to bring natural light into the heart of the building. In light of LBC's decision to take levels 2 and 3 as well, the atrium has been extended to bring the above benefits to those floors as well.

#### Basement Level

The basement service area within the B5/B3 'finger' has been enlarged by approximately 4m into the loading bay to accommodate additional cycle and shower facilities for staff and to incorporate a plenum between both buildings, to meet drainage needs for Building B5 (See Figure 7 to the right). However, operations within the new loading bay area will be unaffected by this change.

The revised layout of this area enables the provision of 12 showers, representing an increase of 6 on the approved scheme, and has enabled the shower room to be separated into male and female sections, which was previously not possible. Further, new facilities have been accommodated by reducing the size of the refuse storage area. These include 2 toilets, 2 vanity areas and a drying room for cyclists.

Discussions with LBC have concluded that, due to new working practice policies to reduce paper usage in particular, the objective to provide a space able to accommodate 24 hours-worth of refuse storage could be achieved through the provision of space for the equivalent of 20 Euro bins, rather than for the 23 Euro bins originally proposed. The reconfiguration of the 'finger' has also allowed the increase in the number of cycle stands and lockers provided, from 47 to 49 and from 37 to 45, respectively.

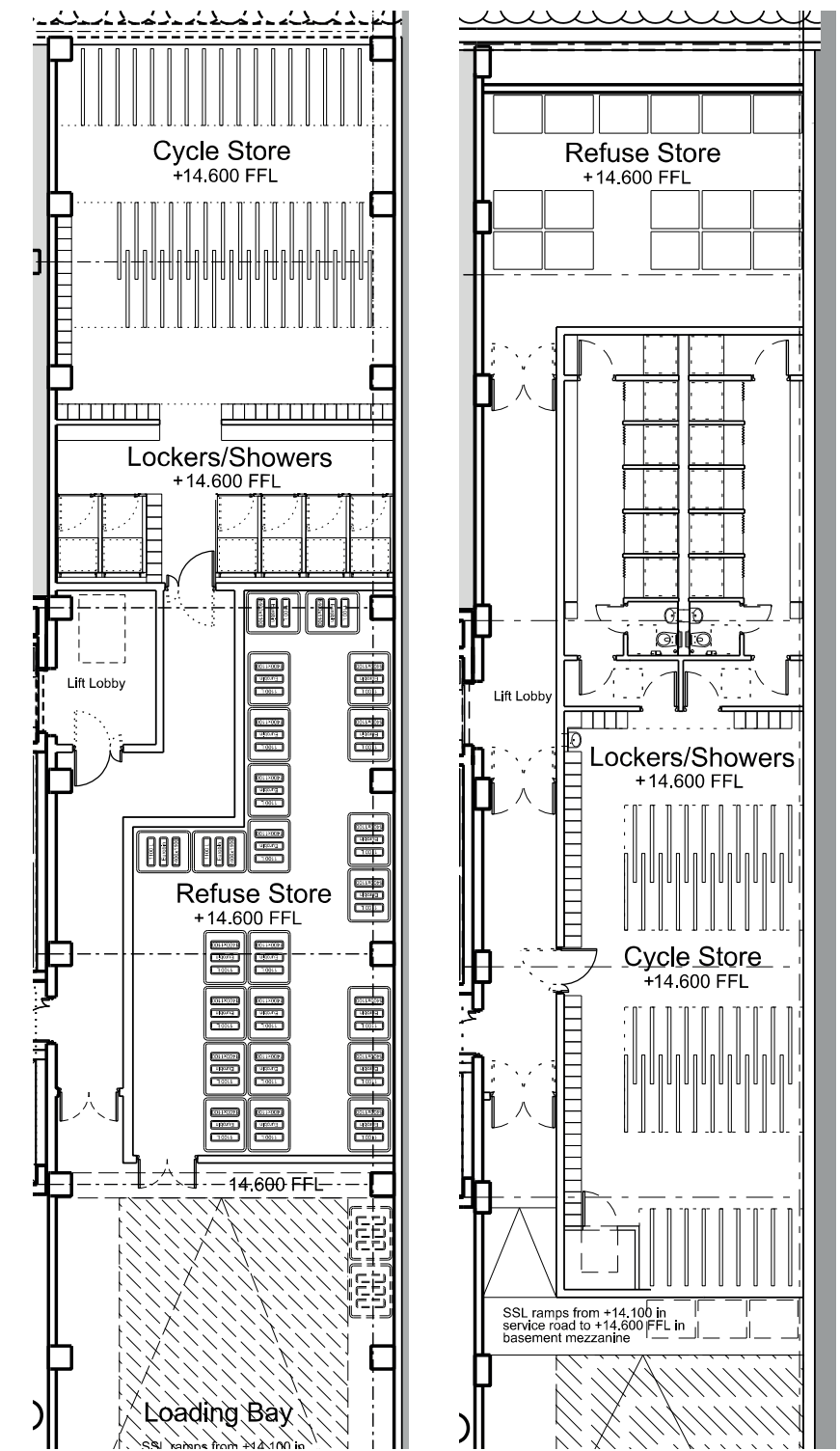


Figure 6: Approved (left) and proposed (right) B3/B5 'finger'.



Figure 7: CGI illustrating the proposed Pancras Road approach to B3, which remains largely as approved, albeit with clearer views of the southern facade, as a result of the rearrangement of the handrails running up the external flight of stairs.

## Facades

### Upper Ground Floor Entrance

As described earlier and shown in Figure 5, the glazed facade of the entrance onto Pancras Square has been realigned and pushed back in response to the proposed single doorway arrangement and the revised internal layout. Although still recessed into the building and framed by reconstituted stone columns, this has resulted in a larger sheltered gathering space alongside the entrance. Further, the simple composition, which utilises the same materials as the approved scheme, and the focus on a single rotund door permanently located on the corner, reinforces the presence of the entrance in views across Pancras Square.

### Western Core

As noted above, at lower ground, upper ground and first floor levels, it is proposed that the existing external core be extended north by 250 cm. The increase is considered to be minor and will not detrimentally impact the appearance of this facade. Indeed, the alignment of the solid reconstituted stone facing wall matches that of the balcony glazing above, resulting in a more rational approach to the facade design.

### Balconies

Balcony depths have been reduced across different levels to facilitate architectural detailing of the floor plates and facades and to mitigate the loss of floor space resulting from the extension of the atrium to third and fourth floor levels.

At levels 2 and 3, the proposed balconies and their voids have been reduced in depth from 1.35m to 0.65m on the northern facade, and from 2.1m to 1.1m on the western facade. At levels 6 and 7, the proposed balcony and void on the western facade have been increased in depth by 0.4m to make them parallel to internal walls.

The impact on the facade will be minimal, since the balconies remain deep enough to contrast between floors, and thus continue to contribute to the intended variation of the facade when seen from below.



# 3.5

## Condition 19 - Access Statement

*“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:*

- (a) address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- (b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- (c) include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

*Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

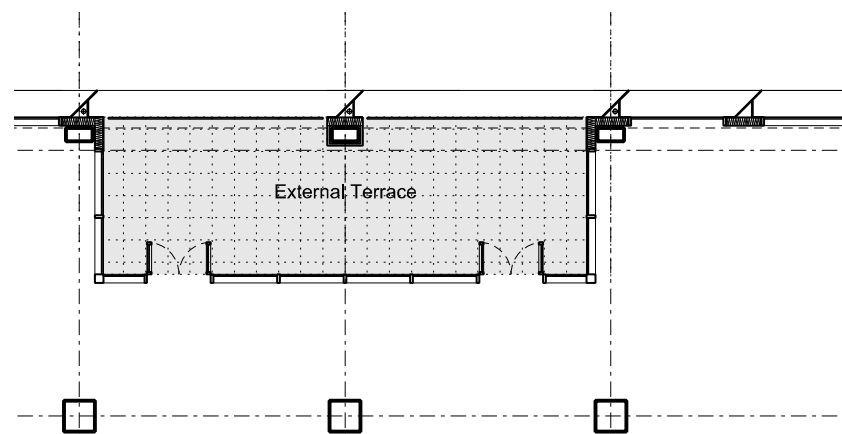
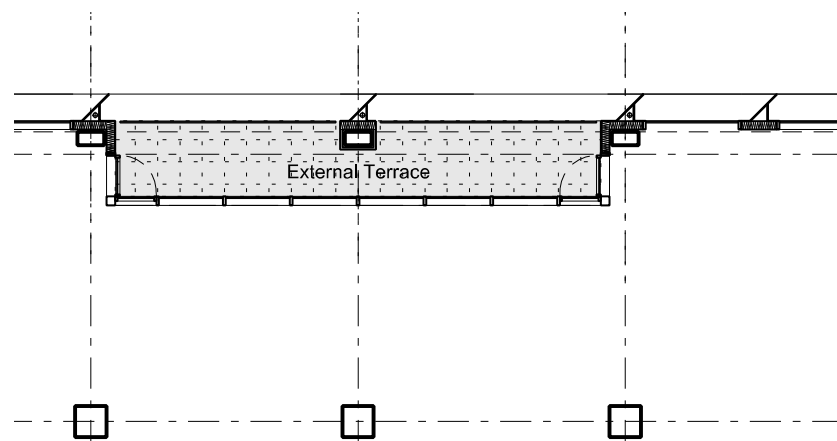


Figure 8 (above): Extracts from drawings showing approved (top) and proposed (bottom) balcony depths and door arrangements.

### Response to Condition 19

A separate Access Statement was approved as part of the Building B3 Reserved Matters submission. That statement fulfilled the requirements of Condition 19, including how the principles set out in the site-wide Access and Inclusivity Strategy have been applied in bringing forward B3.

The design concept approved for B3 in 2011 is not materially altered by the proposed minor amendments. As such this section does not constitute a full Access Statement. Rather it deals with accessibility on an exceptions-only basis, picking up those areas of the building that are directly affected by the amendments.



### Entrances and Reception Lobby

As explained in Section 1.1, the two entrance drums at upper ground floor level have been replaced with a larger, single drum to serve the building’s sole occupier, LBC. This will enhance accessibility for all users, by creating a shared entrance and reception area adjacent to Pancras Square, for use by both staff and visitors.

The design of the entrance itself follows the approved scheme, with automatic sliding doors obviating the need for separate pass doors for wheelchair users. The position of the entrance is broadly in line with the original office entrance, on the corner of the building overlooking Pancras Square. However, the adjacent glazed facade line has been realigned to create more space within the external recessed area.

Access between the lower and upper ground floor entrances, specifically the internal staircase and lifts, remains unchanged by the current proposals.

### Balconies

Double doors to access the balconies on the north and west facades have been replaced with 1.1m wide single doors at either end of the balconies, opening outwards onto the external return walls to allow greater circulation space, as well as a more efficient desk layout within the building.

### Staircases

As explained in response to Condition 12, the internal and external staircases at lower and upper ground floors will benefit from increased stair treads, from 280mm to 300mm, in accordance with Building Regulations.

### Staff Facilities

The original shower provision in the basement has increased from 6 to 12 cubicles and now provides separate facilities for male and female staff. The revised arrangements are shown in submitted drawing 0918\_P20\_P98 (Basement -1).



## Condition 27 - Floorplans

*“Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.”*

*Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

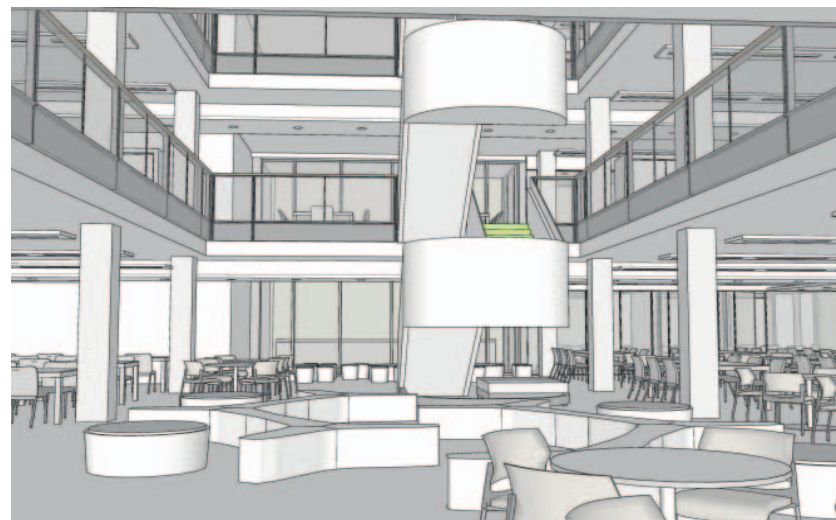


Figure 9: Base of Atrium, as seen from Level 2.

### Response to Condition 27

The substitute plans and drawings in Part 2.0 of this document provide the revised floorplans, layout and access details required by this Condition. For ease, the drawing package comprises the relevant approved and substitute drawings, the former annotated, to clearly identify the proposed amendments.

Table 2 summarises the floorspace figures floor by floor and shows that the proposed amendments (specifically the extension of the atrium to level 3, adjustments to the sizing of certain balconies and the reconfiguration of the upper ground floor entrance, reception lobby and basement) will result in a net decrease of 22m<sup>2</sup> GEA and thus a revised total floorspace of 20,382m<sup>2</sup> GEA.

The methodology used to calculate the revised floorspace figures in Table 2 is consistent with that applied to the original submission. In particular, plant, infrastructure and utility elements are all excluded from the total floorspace figures in accordance with Table 1 and Annex B of the Outline Planning Permission.

Floor	Office (B1)	Library/ Access Centre (B1/D1 use)	D2 Use	Shared Area (Service/ Circulation)	Total
Basement			1420		1420
Lower Ground			1486	85	1571
Upper Ground		989		346	1335
1st	23	923		153	1099
2nd	1712				1712
3rd	1600				1600
4th	1622				1622
5th	1622				1622
6th	1609				1609
7th	1583				1583
8th	1635				1635
9th	1635				1635
10th	1043				1043
11th	896				896
<b>Total</b>	<b>14,980</b>	<b>1912</b>	<b>2906</b>	<b>584</b>	<b>20382</b>

Table 2: Floorspace figures by floor (GEA in m<sup>2</sup>)

Condition 33 - Floorspace Permitted Site Wide

“The total floorspace constructed and used pursuant to this Outline Planning Permission shall not exceed 713,090 sqm gross external area, provided that this total floorspace excludes:

- (a) basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached;
- (b) infrastructure and utilities forming part of and supporting the development including the substations, transformers, waste storage and ancillary recycling facilities;
- (c) rooftop plant;
- (d) the district gas governor; and
- (e) car parking other than the multi storey car park.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 33

The decrease in floorspace of 22m² arising from the proposed minor amendments is incorporated into the revised B3 floorspace and shown cumulatively against other approved/ submitted KXC schemes in Table 3.

Taking into account Building E1, approved in October 2012, and Regeneration House and Building P1, which were approved in November 2012, the total floorspace submitted/ approved amounts to 339,232m². The site wide figure of 713,090m² prescribed by Condition 33 is thus not exceeded.

Location	Total Floorspace
North of the Regent’s Canal	
Eastern Goods Yard (as amended)	55,370
Building R2	48,522
Building T1	29,045
Building R4	11,761
Building T6	16,292
Building J	16,265
R5 North	14,214
Regeneration House	1,002
P1	29,619
Sub-total	222,090
South of the Regent’s Canal	
Building B2 (as amended)	7,176
Building B4 (as amended)	17,071
Building B6	20,853
Building B1	43,097
Great Northern Hotel (as amended)	4,548
Building E1 (incorporating the Southern Stanley Building)	4,015
Building B3 (as amended)	20,382
Sub-total	117,142
Total floorspace submitted/approved to date	339,232

Table 3: KXC Sitewide cumulative floorspace totals (GEA in m²)



## Condition 34 - Floorspace Permitted South of the Regent's Canal

3.8

*“The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regent's Canal shall not exceed 468,480 sqm gross external area and south of Regent's Canal shall not exceed 244,250 sqm gross external area.*

*Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies and policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 34

As stated previously, the proposed amendments result in a slight decrease in the total floorspace of Building B3 of 22m<sup>2</sup>, to 20,382m<sup>2</sup> (GEA). When this is considered alongside the floorspace approved to date for the other buildings south of the canal (i.e. the Great Northern Hotel and Buildings B1, B2, B4, B6 and E1) this equates to a cumulative figure of 117,142m<sup>2</sup> (GEA). On that basis, the limit for the southern area of 244,250m<sup>2</sup> will not be exceeded.

“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the development:

- (a) Business and employment uses within Class B1;
- (b) Residential uses within Class C3 and student accommodation and a residential home within Class C2;
- (c) Hotel use within Class C1 and serviced apartments (sui generis outside of Class C3);
- (d) Shopping, food and drink uses within Classes A1, A2, A3, A4 and A5;
- (e) Uses within Class D1;
- (f) Cinema use(s);
- (g) Uses within Class D2, and nightclub uses and casino use;
- (h) A multi storey car park;
- (i) Other miscellaneous uses, including public bicycle interchange/storage facilities, substations, transformers, waste storage and recycling facilities and the gas governor.

and the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regent’s Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with the notes 4 to 13 inclusive.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 35

Table 4 shows that the revised floorspace totals for the uses in Building B3 together with those approved for other areas south of the Regent’s Canal, would not exceed the maximum figures for the relevant land uses applying within that area, as set out in Table 1 to the Outline Planning Permission.

Location	Maximum B1 Use	Maximum Residential	Maximum C1 Use	Maximum A1-A5 Use	Maximum D1 Use	Maximum D2 Use	Other
Building B2 (as amended)	5,774	0	0	287	0	0	68
Building B4 (as amended)	13,613	0	0	1,127	0	0	0
Building B6	17,559	0	0	1,333	0	0	0
Great Northern Hotel	0	0	4,515	33	0	0	0
Building B3 (as amended)	16,892	0	0	0	1,912	2,906	0
Building B1	41,035	0	0	1,000	0	0	1,062
Building E1	3,798	0	0	217	0	0	0
Total	98,671	0	4,515	3,997	1,912	2,906	1,130
Maximum for area south of the Regent’s Canal specified in Table 1 of the Outline Planning Permission	221,510	2,200	32,625	15,060	3,950	4,455	1,375

Table 4: Amended B3 floorspace relative to other approved/submitted floorspace in the southern part of the KXC site (GEA in m²), by uses.

- 1. The floorspace figures in Table 1 to the Outline Planning Permission exclude new basement floorspace within buildings with the exception of D2 uses within Zone B which would be partly within new basement floorspace (e.g. the proposed leisure centre in B3)
- 2. ‘Other’ refers to service entrances, access to LUL facilities and public bicycle interchange/storage facilities
- 3. Totals may differ from those in Table 2 because of the inclusion of alternative permitted uses in more than one land use category



# Condition 36 - Floorspace and Development Zones

“Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, within the maxima set out in condition 35, will be distributed between the Development Zones in accordance with the maximum floorspace allocations in Annex B attached subject to Annex B (north and south of the canal) being read together with the notes excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes excluding note 15.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

## Response to Condition 36

Annex B of the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone. Table 5 below demonstrates that the proposed decrease of 202m<sup>2</sup> and 154m<sup>2</sup> (GEA) of B1 and B1/D1 uses respectively, and the proposed increase of 134m<sup>2</sup> (GEA) of D2 uses does not, with one exception, result in the maximum figures of the relevant land uses applying within Development Zone B being exceeded.

As per the approved scheme, the exception is the D1 category, where the Zone B total is potentially exceeded by 412m<sup>2</sup> due to the flexible B1/D1 uses applied for in relation to the B3 Customer Service Centre and library. This exceedence has been reduced by 154m<sup>2</sup> since the Reserved Matters stage. It is intended that these uses will share the space at upper ground and first floor levels, with areas defined during fit-out using furnishing and internal partitioning. In practice, a large proportion of the 1,912m<sup>2</sup> quoted will be used for the Customer Service Centre which falls within the B1 use class, thus taking the D1 total below the Zone B maximum. The LPA will be notified of the apportionment of each use before such us commences.

Location	Maximum B1 Use	Maximum A1-A5 Use	Maximum D1 Use	Maximum D2 Use	Other
Building B2 (as amended)	5,774	287	N/A	N/A	68
Building B4 (as amended)	13,613	1,127	N/A	N/A	N/A
Building B6	17,559	1,333	N/A	N/A	N/A
Building B3 (as amended)	16,892	N/A	1,912	2,906	N/A
Building B1	41,035	1,000	N/A	N/A	1,062
Total	94,873	3,747	1,912	2,906	1,130
Totals for Zone B as set out in Annex B of the Outline Planning Permission	120,100	5,350	1,500	3,750	1,200

Table 5: Amended B3 floorspace relative to maximum Zone B totals (GEA in m<sup>2</sup>)

“The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31 (k) above and shall not exceed 83,500 square metres gross external area in total comprising up to 32,000 square metres gross external area to the south of the Regent’s Canal and up to 51,500 square metres gross external area to the north of the Regent’s Canal).

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 37

Table 6 shows that the revised basement floorspace for Building B3 (1,338m² GEA), considered alongside other approved basement floorspace in the area to the south of the Regent’s Canal and the KXC site as a whole, would not exceed the maximum figures, as set out in Condition 36.

Development Area	Basement Floorspace (m²)
Eastern Goods Yard	2,444
Building R2	3,883
Building J	2,267
Building P1	2,751
Regeneration House	252
Sub-total north of the Regent’s Canal	11,597
Shared Service Yard	1,907
Great Northern Hotel	1,259
Building B3 (as amended)	1,338
Building B1	7,150
Zone B Basement	8,335
Building E1	515
Sub-total south of the Regent’s Canal	20,504
Overall total for the KXC development	32,101

Table 6: Amended B3 basement floorspace relative to maximum basement totals for the southern part of the site and for the site as a whole (GEA in m²)



## Condition 38 - Basement Layout, Design, Access Plan

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3.12

*“Details of this basement floorspace including layout, design, access, the provision of plant and ventilation, shall be included in the relevant application for approval of Reserved Matters. The basement space so permitted shall only be used for purposes ancillary to the primary purposes permitted for the relevant buildings including the storage of plant equipment, building services, plant and equipment, other ancillary storage, servicing and parking.*

*Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities in accordance with the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

### Response to Condition 38

The substitute plans, 0918\_P20\_P97\_RevG and 0918\_P20\_P98\_RevF, and the addendum to the Urban Design Report, in Sections 2.3 and 3.4 of this report, respectively, include details of the proposed changes to the physical layout, design, access, plant and ventilation within the proposed basement area, as required by Condition 38.

Notwithstanding the proposed minor amendments to the basement layout, the uses within the B3 basement, namely the leisure centre, plant, cycle storage, car parking, refuse storage and staff shower, toilet and changing facilities, remain as approved.

*“Within the total floorspace hereby approved, no more than 28,730sqm gross external area of floorspace shall be developed or used pursuant to this permission for purposes within the Use Classes D2 as set out in the Town and Country Planning Use Class Order 1987 (including cinemas and for nightclub and casino purposes).*

*Reason: To ensure a comprehensive and sustainable development, to safeguard the amenity of adjoining premises and future occupiers of the development and to ensure that the development complies with the outline planning permission and Environmental Impact Assessment, in accordance with S4, S6, S3, SKC1, SKC2, SKC3, KC, KC12 and SD6 of the London Borough of Camden Replacement Unitary Development Plan, 2006.”*

### Response to Condition 44

The only other D2 floorspace to be brought forward on the site relates to the Multi-Use Games Area within Building T1, approved in April 2009 (2009/0415/P). The MUGA, which totals 776m<sup>2</sup>, was originally intended as a rooftop facility and therefore not treated as floorspace for the purposes of Table 1 of the Outline Planning Permission and Annex B of the Revised Development Specification. Consequently, it was never part of the 28,730m<sup>2</sup> stated in these documents and Condition 44.

The D2 floorspace within B3, comprising a leisure centre at basement and lower ground floor, totals 2,906m<sup>2</sup> GEA (as amended) .

The D2 floorspace within B3 (and indeed the MUGA in T1) is clearly well within the maximum permitted D2 floorspace quoted in Condition 44 and therefore meets the requirement of that condition.



# Condition 66 & 67 - Lorry Movements Importing Infrastructure and Construction Materials

3.14

Condition 66

*“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing infrastructure materials to the site shall not exceed 8,300 within any calendar year.*

*Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

Condition 67

*“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing construction materials and plant to the site shall not exceed 73,000 within any calendar year.*

*Reason: To safeguard the amenities of the development, the adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”*

Response to Condition 66 & 67

In line with the approved Building B3 submission (and indeed other KXC Reserved Matters submissions), infrastructure materials are taken to include road/paving build-up, kerbs, lighting poles, manholes/gullies, utility pipes and ducts and associated backfill and bedding provisions, landscape build-up and trees/planting and piling mats.

The proposals set out in this document represent minor amendments to the approved scheme and do not materially affect the anticipated volume of construction and infrastructure materials quoted in the original B3 submission.







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