

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/06/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Neil McDonald				2012/2111/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Eastern Goods Yard Development Zones L and G York Way, London N1				Refer to 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>							
Details pursuant to condition 18 (plant and associated enclosure) of planning permission 2007/5228/P dated 08/04/2008 for: Reserved matters relating to The Eastern Goods Yard (Development Zones L and G) and of planning permission granted subject to a section 106 legal agreement dated 22nd December 2006 (ref. 2004/2307) (outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

Former railway goods yard and warehouse complex including the grade II listed Granary complex. The site lies at the heart of the Kings Cross Central development site for which outline planning permission for a comprehensive mixed use development has been granted outline planning approval. Reserved matters approval and listed building consent has now also been granted for a mixed use conversion with partial demolition/redevelopment and change of use of the Granary Complex for predominantly education (Class D1 use), a new public square and a new canal road bridge pursuant to the outline approval in this connection. Works are in progress and the refurbished Granary Building, new-build extensions to the rear and Eastern Transit Shed have already been completed and occupied by the University of the Arts. Granary Square has also recently been completed as of June 2102 and is now open to the public.

## Relevant History

22/12/2006 – conditional outline planning permission (Ref 2004/2307/P) granted subject to 68 conditions and a section 106 legal agreement for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

08/04/2008 – grant of reserved matters approval (Ref 2007/5228/P) along with listed building consent (Ref 2007/5230/L) for zones L and G (Eastern Goods Yard) including partial demolition and works of conversion to the Granary complex. Various approvals of details have so far been issued as required by conditions to the listed building consent, along with discharge of various conditions of the reserved matters planning permission. Amendments to the reserved matter permission have also been granted in respect of the reduction the extent of glazing to the blind arch on the northern elevation of the Eastern Transit Shed (Refs 2009/2872/P & 2009/2894/L); and various minor revisions to the Western Transit Shed and West Granary Offices (2011/6440/P and 2011/6441/L). A variation under s73 has also been granted in respect of condition 14 – cycle parking details to allow the details to come forward alongside the phasing of the relevant parts of the development (2010/6596/P).

As of the date of consideration of this application conditions 3 (location of sliced setts around disabled parking spaces), 4 (paving samples for Wharf Road), 5 (remaining surface features to be reinstated), 7 (service management plan), 15 (green or brown roofs) and 21 (post-construction BREEAM assessment) of planning permission 2007/5228/P (granted on 08/04/2008); and replacement condition 14 (cycle parking) of planning permission 2010/6596/P (granted on 28/01/2011) are outstanding and require details to be submitted and approved.

## Relevant policies

### LDF Core Strategy and Development Policies

**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 development on occupiers and neighbours, DP28 - noise and vibration.

## Assessment

Condition 18 states:

*Full details of plant and any associated enclosures, screens, pipes and ducting to be fixed to the external parts of the building shall be submitted and approved by the local planning authority before works on the relevant parts of the development are commenced. The details are to be accompanied by a noise report to address the requirements of condition 60 of the outline permission (Camden ref 2004/2307/P dated 22nd Dec 2006). The work shall be carried out in accordance with such approved details and thereafter retained unless prior written consent is given by the local planning authority.*

*Reason: In order to ensure compliance with condition 60 of the outline permission (Camden ref 2004/2307/P dated 22nd Dec 2006) and in accordance with policies B1, B7 and SD1, SD6, SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

Plant specifications and related noise details required by condition 60 of the Outline Permission were not addressed at the time of the Eastern Goods Yard reserved matters approval alongside all the other reserved matters and approvals of details conditions which were discharged for zones L and G in 2008. Condition 18 was therefore imposed to carry over this requirement for the Eastern Goods Yard proposals.

Details of plant have now since been submitted and approved for the East Transit Shed and UAL which are now completed. The current submission covers remaining plant associated with the Western Transit Shed. Detailed engineering drawings are submitted indicating low and high level ductwork to the Western Transit Shed to serve the commercial uses which will be located within the building.

The drawings are not sufficiently clear to enable an assessment as to the visual impact of this plant (if any). However it is noted that condition 21b (ii) of the listed building consent 2007/5230/L requires details of "all new external plant, including screening" to be submitted. There is no record of any submission of plant details under this condition for the Western Transit Shed to date.

A noise report has been submitted in accompaniment to the drawings. This has been assessed by the Council's Environmental Health Officer who is satisfied that the predicted noise levels for the plant comply with the criteria set by condition 60 of the Outline consent.

In terms of any visual impact of the plant, it is considered that the main potential impact would be upon the Listed Building. It is therefore considered that it would be appropriate in this case to grant approval for the submitted details but making it clear by an informative that the plant has only been assessed on account of its likely noise impact and not the setting of the Listed Building. An informative should therefore be attached to any approval of these details advising of the need to obtain listed building consent prior to any installation.

**Recommendation: Approve details with informative as to the need for listed building consent.**

### Disclaimer

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