

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/05/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		16/04/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2012/0902/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
King's Cross Central Development Zone B (Building B2) York Way London N1				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 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) 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 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.							
<b>Recommendation(s):</b>		<b>Grant subject to conditions</b>					
<b>Application Type:</b>		<b>Approval of Reserved Matters</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. Electronic	<b>00</b>			
<b>Summary of consultation responses:</b>	Press advert expired 01/04/12 Site notice expired 24/03/12						
<b>CAAC/Local groups* comments:</b> *Please Specify	<b>Kings Cross CAAC:</b> No response as yet <b>Kings Cross Development Forum:</b> No response as yet						

## 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 and is currently undergoing enabling works (remediation and excavations for approved basements etc).

## 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.

## Relevant policies

**National Planning Policy Framework 2012**  
**London Plan 2011**

### Camden LDF

CS14 – Promoting high quality places and conserving our heritage  
CS17 – Making Camden a safer place

DP24 – Securing high quality design  
DP29 – Improving access

**Camden Planning Guidance 2011**

## Assessment

### The proposed amendments in summary, comprise:

1. Revised entrance/reception lobby arrangement;
2. Reconfiguration of the cores and toilet accommodation;
3. Reduction of plant at roof level resulting in replacement of louvres with windows on the east and west facades;
4. Increased build-up of colonnade soffit, resulting in the slab being lowered by 135mm; and
5. Consequential amendments to the floorspace, specifically a net increase of 78sqm GEA.

### Urban design

Only points 3 and 4 from the list above require assessment. Firstly, with regards to plant areas located at 8<sup>th</sup> floor (terrace level), a more detailed assessment of the plant requirements has been undertaken since the original approval. The conclusion is that plant area approved at 8<sup>th</sup> floor can be reduced in size, with the freed up area (65sqm) to become additional office floor space. This will positively allow for the replacement of two bays of louvres with windows. Moreover, at roof level, the additional office area allows for a potential increase in the area of brown roof and photovoltaics, which were originally unable to sit on top of the plant housing.

In order to accommodate the necessary ventilation and air intake for the retail units and basement plant, a high level band of louvres/spandrel panels will run around the perimeter of the building below the colonnade soffit. This treatment was envisaged at the Reserved Matters stage and was explained in the approved Urban Design Report, however, the detail was not shown on the approved drawings but has now been added to the substitute set of drawings under this amendment for completeness. This set also includes a 13.5cm increase to the height of precast concrete soffit, which is acceptable.

### Inclusive design

Under the approved scheme, B2 included a 'through' lobby which penetrated the centre of the building and enabled two entrances on the east and west facades, providing sightlines through the building and a presence on both the Boulevard and Pancras Square. In reviewing the layout of the building, amendments are proposed to improve the arrangement.

Firstly, in order to accommodate a security barrier in front of the lift core and maintain adequate space for a reception desk and seating, the width of the lobby has been increased by approximately 1.4m. This revision is supported.

Secondly, revolving doors with pass doors alongside have been introduced to both entrances, replacing the automatic sliding doors originally approved. This revision is necessary due to the anticipated movement through the lobby, especially at peak times, sliding doors are likely to remain open for much of the day resulting in through-drafts and a significant heat/cooling loss. Revolving doors will limit these drafts and maintain a comfortable working environment for staff working in this area and visitors waiting in reception. As a result of this amendment, the facade line of the lobby area on both the east and west facades has been set back by around 1m to accommodate the revolving doors and ensure there is no obstruction to the colonnade walkway.

The Access Officer objects to this amendment as revolving doors are viewed as non-inclusive with less ambulant persons having to use the pass doors instead. However, the only alternative to providing revolving doors to both facades would be to closing off one façade preventing a through reception connecting Pancras Square and the Boulevard. This loss of pedestrian and visual permeability would be regrettable, therefore on balance the revolving doors are supported. It is worth noting that building B2 recently amended to change a revolving door into a sliding door, therefore the access arrangements to the B zone building as a whole is much the same.

### Amenity

The reduction of the plant room size did not necessitate an amended noise assessment and the plant will remain subject to the standard noise conditions attached to the outline consent. The moderate increase in size of the A1-5 use at ground level are in compliance with the uses already approved for the building and would no create any harm.

### Increase in floorspace

The proposed increase in B1 office at 8<sup>th</sup> floor (65sqm) following reduction in plant area, and the increase in A1-5 floorspace at ground floor (13sqm) following reconfiguration of the circulation core give a total increase of 78sqm commercial floorspace arising from the proposed minor amendments.

This moderate increase is appropriately recorded in approved documents. Moreover, it is also confirmed that this moderate increase does not result in the exceeding of: the maximum site wide permitted floorspace (outline condition 33), the maximum south of Regent's Canal permitted floorspace (condition 34), maximum site wide uses permitted (condition 35) or the maximum relevant land uses in Development Zone B (condition 36). This 78sqm increase complies with all relevant outline conditions.

**Recommendation:** Grant subject to condition

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 30<sup>th</sup> April 2012. For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>