

Delegated Report		Analysis sheet		Expiry Date:		23/04/2012	
		N/A / attached		Consultation Expiry Date:		30.3.12	
Officer				Application Number(s)			
Charles Thuaire				2012/1227/P			
Application Address				Drawing Numbers			
Kings Cross Railway Station Euston Road London N1 9AP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of layout of taxi pick-up and drop-off arrangements, pursuant to condition 7 of planning permission dated 09/11/2007 (ref. 2006/3387/P) for alterations, refurbishment and extensions to King's Cross Station to provide for new operational railway purposes and passenger facilities.							
Recommendation(s):		Approve details					
Application Type:		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:		--					
CAAC/Local groups* comments: <small>*Please Specify</small>		Transport for London (TfL) comment and object to detailed aspects of plan; <u>Revised plan</u> - they raise 2 more comments regarding right hand turning taxis and the taxi sharing facility and marshalling arrangements- see below for further detail.					
Site Description							
Western concourse of KX station opened on 19 th March, with adjoining taxi rank on Pancras Road							
Relevant History							
09/11/2007 (ref. 2006/3387/P) – pp granted for alterations, refurbishment and extensions to King's Cross Station to provide for new operational railway purposes and passenger facilities, including construction of Western Concourse (to include ticketing, retail {Class A1}, food and drink facilities {Class A3/A4/A5} and ancillary office accommodation and integrated access facilities to London Underground Northern Ticket hall), demolition of southern concourse and landscaping of new southern square; alterations to Western Range; construction of platform Y and alterations to							

platforms 1 and 5-8; construction of canopies to south elevation of main train shed and taxi waiting areas; enclosure of London Underground South-East stairs; permanent removal of Porte Cochere and northern canopy to Western Range, Great Northern Hotel porch and other items; demolition and replacement of Handyside pedestrian footbridge and demolition of elements of suburban train shed and of other structures; and other alterations, operations and extensions in connection with new uses and facilities

Relevant policies

LDF Core Strategy and Development Policies

CS11 (Promoting sustainable and efficient travel)
DP16 (The Transport Implications of Development)
DP17 (Walking, Cycling and Public Transport)
DP18 (Parking Standards and Limiting the Availability of Car Parking)
DP19 (Managing the Impact of Parking)
DP20 (Movement of Goods and Materials)
DP21 (Development Connecting to the Highway Network)

CPG 2011 - CPG7 Transport

NPPF

King's Cross Conservation Area Statement

Assessment

The application is submitted by Network Rail (NR) to discharge condition 7 on a taxi management scheme which requires-

Details in respect of all new works including the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- a. Layout details of the taxi pick-up passenger queuing arrangements including any pedestrian crossovers to taxi pick-up island and trolley corrals*
 - b. Layout details of the taxi drop-off arrangements.*
- All to be provided at a minimum of 1:50.*

Reason: to ensure the highway safety of passengers and other road users and to secure the delivery of high quality landscaping in accordance with policies S10, T15, KC6, B1 and SKC1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Transport officers and TfL both made criticisms in detail of the originally submitted plan. It has now been revised and is now considered satisfactory to the Council.

TfL have confirmed their broad agreement to this, but comment on 2 aspects- first relates to the ability of taxis to turn right from the rank into Pancras Road. However as a road safety audit did not raise the right hand turn as a hazard, officers consider that this is no longer a concern.

The second issue is with regard to the taxi sharing facility and marshalling. However the condition does not refer to this, as it only specifically requires layout plans; instead aspects of this taxi plan relating to taxi sharing facility and taxi queue management are subject to separate approval by both the Council and TfL as a requirement of the S106 clause 2.92 entitled 'the taxi and station perimeter management plan'. Hence it is recommended that an informative be added to the approval reminding NR of the need to continue discussions with the Council and TfL in order to fully discharge the relevant requirements of the S106.

Approve details.

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