

Delegated Report		Analysis sheet		Expiry Date:		22/12/2011	
		N/A / attached		Consultation Expiry Date:		30/11/11	
Officer				Application Number(s)			
Angela Ryan				2011/5526/P			
Application Address				Drawing Numbers			
Development Zone V Gas Governor York Way London N1 0AU				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 1(b) (green wall, including its structure, species of planting, irrigation system and maintenance strategy) of approval of details granted 08/12/09 (2009/4864/P) pursuant to condition 25 (details of construction of new gas governor and relocation of gas mains) of the outline planning permission granted 22/12/06 (2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.							
Recommendation(s):		Grant Permission					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is a piece of open land known as development zone V and forms part of the Kings Cross Central redevelopment site. It is bounded by Camley Street Nature Park to the west, Goods Way to the south and the Regents Canal to the north, with undeveloped land to the east which has been earmarked for the provision of visitor moorings.

The site is not listed but lies within the Regent's Canal Conservation Area.

Relevant History

On 22nd December 2006 conditional outline planning permission (Ref. 2004/2307/P) was granted for:

“Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities.”

At the same time as the granting of the Outline Permission Conservation Area Consent was also granted for demolition of unlisted structures; the existing Gas Governor building being one of these. (Ref: 2004/2320/C).

In 2009- Permission was granted (Ref: 2009/4864/P) for Submission of details pursuant to Condition 25 (details of construction of new gas governor and relocation of gas mains) of the Outline Planning Permission granted 22/12/2006 (Ref:2004/2307/P).

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS14- (Promoting high quality places and conserving our heritage)

CS15 – (Protecting and improving our parks and open spaces and encouraging biodiversity)

Development policies:

DP24- (Securing high quality design)

Camden Planning Guidance 2011

Regents canal Conservation Area Appraisal and Management Strategy 2008

Assessment

Proposal;

The application relates to the approval of details pursuant to condition 1B of a permission that was previously granted for a green wall on Goods Way in Development Zone V that forms part of the overall King's Cross Central redevelopment site. The previously approved scheme involved the construction and commissioning of a new gas governor to be located in Zone V at the junction of Camley Street Nature Park and Goods way. The wall enclosing the gas governor compound was considered to be too vast providing a blank brick façade and therefore a green wall was negotiated in order to make the enclosure visually attractive.

Condition 1b required details of the green wall to be approved, including its structure, species of planting, irrigation system and a maintenance strategy.

Design:

It is proposed to install the Biotope system, which is an inorganic system comprising a dense horticultural form of Rockwool which is used for commercially growing plants. It is a system that will not lose its quality over time. The proposed fascia panel is such that will reduce the return of moisture to the air through both evaporation from the soil and the loss of water vapour from plants to the face of the wall and eliminate self seeding. It will be irrigated by using quantities of water to exact points via pressure compensated drippers that are self flushing and self cleaning. The equipment will be located in a small plant room inside the gas governor compound and accessed from Goods Way.

Concerns were raised in respect of the species of planting proposed for the green wall in that they were considered to be for visual effect and not tailored to enhance wildlife habitat. It was considered that more flowering plants should be provided. The applicant has conveyed that various priorities were looked at when selecting the planting for the green wall and that biodiversity was a consideration. Of the plants selected, the following are insect attracting, though they are not native:

Bergenia - early food source for bees etc

Heuchera - summer food source

Geranium - variety used is a form of sanguineum (Max Frei), a native plant and insect attractant

Erysimum - good summer insect attractant

Lavandula - good summer insect attractant

In addition to the above, the wall supplies dense foliage as habitat for insects and plant transpiration creates beneficial microclimate. Another major benefit of the wall is that it results in the removal of carbon dioxide from the atmosphere, which is welcomed as the site is located right next to a busy road.

The benefits of the green wall are multiple and the system and planting has been chosen to ensure that the green wall will not fail. The technology is relatively new and to ensure that it is successful Biotope have ensured that tried and tested plants are used, as well as a few new ones in order to widen the palette.

On balance the details provided are considered to be acceptable and in accordance with the objectives of Camden's relevant planning guidance and LDF policies. The proposal would also serve to preserve and enhance the character of the conservation area.

Recommendation: Approve

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