

<b>Address:</b>	Plot B3 (3 Pancras Square) King's Cross Central York Way London	
<b>Application Number:</b>	2011/4090/P	<b>Officer:</b> Conor McDonagh
<b>Ward:</b>	St Pancras & Somers Town	
<b>Date Received:</b>	12/08/2011	
<p><b>Proposal:</b> Submission of Reserved Matters relating to Development Zone B3 for the erection of a 13 storey building plus basement comprising 2,772sqm of public leisure centre facilities (Class D2) at basement and lower ground floor, 2,066sqm of public library and access centre (Class D1/B1) at upper ground and first floor, 15,182sqm of office floorspace (Class B1) at second to eleventh floors, associated areas of plant, refuse storage, cycle storage, disabled car parking and servicing at basement level, with associated areas of public realm landscaping. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 6, 9, 10, 12, 14, 16-23, 27, 28, 31, 33-38, 44-46, 48, 49, 51, 56, 60, 64-67 and S106 Agreement Part L of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).</p>		
<p><b>Drawing Numbers:</b></p> <p>0918-P10-SP01-C &amp; SP03; 0918-P20-SP02-D; P97-C; P98-C; P99-D; P00-D; P01-C; P02-C; P03-C; P04-D; P05-D; P06-D; P07-D; P08-D; P09-D; P10-D; P11-D; P12-C; E01-D; E02-D; E03-D; E04-D; S01-D; S03-E; B01-C; B03-C; B04-C; B05-C; E05-C; E06-C</p> <p>TOWN279.8(08)5101 R09; 5102 R10; 3101 R02; 7101 R07; 7102 R06; 8101 R04; 8102 R04; 8301 R03; 8302 R04; 8303 R04; 8401 R03; 8402 R03; 1001 R08; 0022 R02; TOWN279.8(9B)001 R00</p> <p>20227/002/SK186; 20227/001/SL66 B</p> <p>Access &amp; inclusivity statement August 2011; Architectural drawing package August 2011; Compliance report August 2011; Earthworks &amp; remedial plan August 2011; Environmental sustainability plan August 2011; Landscape drawing package August 2011; Urban design report August 2011.</p>		
<b>RECOMMENDATION SUMMARY:</b>		
<b>Related Application?</b>	(if not, please delete this section)	
<b>Date of Application:</b>	[Click here and type]	
<b>Application Number:</b>		

<b>Proposal:</b>	
as shown on drawing numbers	
<b>RECOMMENDATION SUMMARY:</b> [Click <a href="#">here</a> and type]	
<b>Applicant:</b>	<b>Agent:</b>
King's Cross Central General Partner Limited (KCCGP) 5 Albany Courtyard London W1J 0HF	Argent (King's Cross) Limited 5 Albany Courtyard London W1J 0HF

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing			m <sup>2</sup>
Proposed	B1 Business D2 Assembly and Leisure D1 Non-Residential Institution		m <sup>2</sup>

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	Flat/Maisonette									
Proposed	Flat/Maisonette									

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing		
Proposed		

NB – Delete entire table if not applicable.

## OFFICERS' REPORT

### Reason for Referral to Committee:

#### 1. SITE

1.1

1.2

1.3

#### 2. THE PROPOSAL

##### Original

2.1

##### Revision[s]

2.2

#### 3. RELEVANT HISTORY

3.1 None

#### 4. CONSULTATIONS

##### Statutory Consultees

4.1

##### Conservation Area Advisory Committee

5.2

##### Local Groups

4.3

##### Adjoining Occupiers

	Original	R1
<i>Number of letters sent</i>	0	0
<i>Total number of responses received</i>	0	0
<i>Number of electronic responses</i>	0	0
<i>Number in support</i>	0	0
<i>Number of objections</i>	0	0

4.4

**5. POLICIES**

**5.1 LDF Core Strategy and Development Policies**

**5.2 Supplementary Planning Policies**

**6. ASSESSMENT**

6.1 The principal consideration material to the determination of this application and summarised as follows:

6.2

6.3

6.4

6.5

6.6

**7. CONCLUSION**

7.1

7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

7.3 In the event that the S106 Legal Agreement referred to above has not been completed within 13 weeks of the date of the registration of the application, the Development Control Service Manager be given authority to refuse planning permission for the following reasons:-

**8. LEGAL COMMENTS**

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.