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Planning Services
London Borough of Camden
5th Floor, Town Hall
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London
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22nd September 2011

Dear Sir/Madam,

King's Cross Station Enhancement: Application nos. 2006/3387/P and 2006/3394/L
Application for approval of details relating to the design of King's Cross Square.

Application site: King's Cross Station, Euston Road, London, N1 9AP.

Original Application Number(s): 2006/3387/P and 2006/3394/L

Application Ref:

Network Rail reference: King's Cross Square

I refer to the above planning and listed building consents which are dated 9th November 2007 and relate to the redevelopment of King's Cross Station.

During the assessment of the application it was agreed between Network Rail and the London Borough of Camden that the design of the area immediately to the south of the station referred to as the Southern Square, but now referred to as King's Cross Square, should be determined through the appointment of an architect by means of an international design competition.

Stanton Williams were selected following an international design competition in 2009. Since then the design team have engaged in a number of consultation meetings with key stakeholders and consultees in order to develop the design.

The creation of a new King's Cross Square represents a unique opportunity to transform this neglected site into a new space for London; an exemplary public urban square in the City and at the same time create a successful component of this significant transport interchange.

The Proposal

Permission is sought for the construction of a new square at the southern side of King's Cross Station, which is to include the following:

- Landscaping to the newly created world class public square
- Architectural lighting to the square
- Design of the Southern Exit Canopy
- TfL Services
- Provision of retail opportunities
- Treatment to the following LUL structures;

The Blue Egg Ventilation Shaft
The Tube Ticket Hall Main Staircase
The Rotunda Ventilation Shaft
The Push Pull Ventilation Shaft
The Euston Road Staircase Canopies East and West
The TTH Stair – Rotunda Linking Canopy

Proposed Applications

In order to gain the required approvals for the Square it is necessary to make three different types of applications. These are summarised as follows:

Application	Description
1. Discharge of Planning Conditions	This application covers the majority of the proposed work. Conditions were attached to the main Planning Consent for the station redevelopment, which require the submission of landscape details for the Square area as well as details of the canopies and lighting strategy. 4781
2. Discharge of Listed Building Consent Conditions	This application covers the majority of the proposed work. Conditions were attached to the main Planning Consent for the station redevelopment, which require the submission of details of canopies and the lighting strategy. 4781
3. Variation of Planning Condition	This application is to vary planning condition 24 of consent 2006/3387/P to allow the installation of retail within the curtilage of the circular LUL vent. 4779
4. Approval of details under Schedule 6 of the CTRL Act 1996*	This application covers the proposed permanent design of the three London Underground entrance structures, two on the southern side of Euston Road and one on the northern side. 4838

* to be submitted by London Underground Limited

1 and 2. Discharge of Planning and Listed Building Consent Conditions

Consent was gained for the main works associated with the redevelopment of King's Cross Station under Planning Approval 2006/3387/P and Listed Building Consent 2006/3394/L, and conditions were attached to these consents which require the submission of additional information and drawings.

As stated, the detailed design for the King's Cross Square was not agreed as part of the main planning and listed building consents and therefore conditions were attached that require the submission of the design and landscape details of the Square for consideration and approval.

The conditions that require discharging in order to gain consent for the proposed works are:

1) Planning Consent 2006/3387/P

- Condition 3: Landscape Details
- Condition 17: Lighting Strategy
- Condition 37 a and d: Exit and Southeast Stair Canopies

2) Listed Building Consent 2006/3394/L

- Condition 22 a and d: Exit and Southeast Stair Canopies
- Condition 32: Lighting Strategy

Full details of the information submitted to discharge these conditions are attached to this letter. In addition, 4 hard copies of the application forms, 4 hard copies of all the information and 4 CDs are enclosed with this submission.

2. Variation of Condition 24 of Planning Consent 2006/3387/P

The original planning application included retail units around the circular LUL vent in the Square. As the decision was taken to defer the approval of the design of the Square, it was agreed that the retail units would not be approved as part of the original consent so as not to constrain any future design of the Square.

Having now developed the design of the Square, it is proposed to include retail units around the circular vent similar to as previously proposed. It is therefore proposed to vary condition 24 as follows:

Original Condition

'Notwithstanding the details given on drawing AL-00G-S rev 03 and approved schedule 'Schedule C2 Rev 04' nothing in this permission grants consent for the installation of retail uses within the curtilage of the circular LUL vent in the southern square (identified as units G46, G48, G50 and G52).'

Proposed New Wording

'The quantum of floorspace provided for A1/A2/A3 uses around the LUL circular vent in the southern square shall be limited to 36m² as shown on drawing numbers SSQ-CAP-0002 and SSQ-CAP-0020. No increase in floorspace within these use classes may be permitted unless prior written consent is given by the Council'.

Full details of the information submitted to discharge these conditions are attached to this letter. In addition, 4 hard copies of the application forms, 4 hard copies of all the information and 4 CDs are enclosed with this submission.

3. Approval of details under Schedule 6 of the CTRL Act 1996

Network Rail undertook to include the design of London Underground structures, which were previously given consent under the Channel Tunnel Rail Link Act 1996 (CTRL Act) and which currently only benefit from temporary consent, as part of the design of the wider Square. The structures have been design by Network Rail but will be submitted for approval by London Underground under the CTRL Act.

The submissions will be made under the following references:

Proposal

The Tube Ticket Hall Main Staircase
The Blue Egg Ventilation Shaft

App Reference

CTRL/LUL/43
CTRL/LUL/44

London Underground, as nominated undertaker, will make submissions at the same time as this application to approve details under paragraph 6 of Schedule 6 to the Channel Tunnel Rail Link (CTRL) Act 1996.

The plans and specifications for the existing structure were approved by your Council by means of a series of approvals that were all subject to a condition which had the effect of making the consent temporary. Following the most recent of these (your Ref. CTRL/LUL/39) LUL appealed against the time limiting condition and sought its removal such that the consent would allow permanent retention. The appeal was the subject of the inquiry referred to above; it was allowed but only to the extent that the period during which the structure could be retained was extended from 30 April 2011 until 30 June 2013.

Approval for the permanent design will therefore now be sought as part of the approval of the wider King's Cross Square submission.

Consultation

Network Rail is committed to thorough consultation with the local community and interested stakeholders. We want to provide members of the public with an interest in the station an opportunity to shape elements of our schemes, whether they are local residents, commuters or visitors to London. We have sought to inform these groups of the proposals for the Square through various channels so they can all feed back their comments on our proposals.

The designs for the square that we took to public consultation are the result of an ongoing consultation process, incorporating the views, needs and aspirations of a wide range of statutory stakeholders. These groups include the London Borough of Camden, English Heritage, Transport for London, London Underground Limited and the British Transport Police. This resulted in impressive design details which incorporate existing structures whilst revealing the beautiful Grade I listed station façade.

Full details of the consultation strategy and details on the resultant design changes can be found in the enclosed document: King's Cross Square Results of Public Consultation and Consequential Design Changes.

Application Fee

Both the application to discharge planning conditions and the application to vary condition 24 require a fee of £85 each. The fee for the CTRL submission will be made by LUL.

Network Rail has paid a lump sum of £2,550 to LB of Camden on which applications to discharge the conditions of planning application 2006/3387/P will be debited. The reference number of the payment is D2190 TC270.

The attached spreadsheet illustrates the balance of the account and Vito Capri (King's Cross team) is acting in an administrative role within Planning Services to ensure that the payment is debited correctly.

If you require any further information or have any queries please do not hesitate to contact me on 020 7904 7419.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Steve Taylor', written over the 'Yours sincerely' text.

Steve Taylor

Senior Town Planner

Steven.Taylor@networkrail.co.uk

CC. Simon Hickman. English Heritage 1 Waterhouse Square, 138 - 142 Holborn, London, EC1N 2ST

Application 1: Discharge of Planning Consent Conditions Application

- Condition 3: Landscape Details
- Condition 17: Lighting Strategy
- Condition 37 a and d: Exit and Southeast Stair Canopy

List of information submitted:

General Information

Drawing / Document Number	Title	Revision	Scale
AL-S01C	King's Cross Square Site Plan	1	1:1250
-	King's Cross Square Results of Public Consultation and Consequential Design Changes	-	-
Existing Drawings			
AE8-S01	King's Cross Station Enhancement PA 2008 Site Plan	1	1:1250
AE8-0SB	King's Cross Station Enhancement PA 2008 Sub-Basement Floor Plan	1	1:500
AE8-00B	King's Cross Station Enhancement PA 2008 Basement Floor Plan	1	1:500
AE8-00G	King's Cross Station Enhancement PA 2008 Ground Floor Plan	1	1:500
AE8-001	King's Cross Station Enhancement PA 2008 First and Mezzanine Floor Plans	1	1:500
AE8-041	King's Cross Station Enhancement PA 2008 South Elevation	1	1:200
AE8-00B-S	King's Cross Station Enhancement PA 2008 Basement Floor Plan - Southern Area	1	1:200
AE8-00G-S	King's Cross Station Enhancement PA 2008 Ground Floor Plan - Southern Area	1	1:200
AE8-001-S	King's Cross Station Enhancement PA 2008 First and Mezzanine Floor Plans - Southern Area	1	1:200

Planning Condition 3 – Landscape details

Drawing / Document Number	Title	Revision	Scale
ARC-REP-SWA-SSQ-SWNS-0015	Design Statement: King's Cross Square and Treatment of LUL Structures	2	n/a
	Access Statement		n/a
ENG-DWG-SWA-SSQ-CLG-0002	Combined Constraints Plan Existing Utilities and Below Ground Structures	04	1:250
ENG-DWG-SWA-SSQ-CLG-0004	Project Boundaries	03	1:250
ENG-DWG-SWA-SSQ-CLG-0006	Proposed Surface Water Drainage	04	1:250
Proposed Plans and Sections			
ARCH-DWG-SWA-SSQ-CAP-0001	Location Plan	2	1:250
ARCH-DWG-SWA-SSQ-CAP-0002	Site Plan	2	1:250
ARCH-DWG-SWA-SSQ-CAS-0003	Site Section A	2	1:250
ARCH-DWG-SWA-SSQ-CAS-0004	Site Section B	2	1:250
ARCH-DWG-SWA-SSQ-CAS-0005	Site Section D	1	1:250
ARCH-DWG-SWA-SSQ-CAS-0006	Site Section E	2	1:250
ARCH-DWG-SWA-SSQ-CAS-0007	Site Section F	1	1:250
Push Pull Vent Shaft			
ARCH-DWG-SWA-SSQ-CAP-0030	Ground Floor and Roof Plan	2	1:100
ARCH-DWG-SWA-SSQ-CAE-0031	South and West Elevation	1	1:100
ARCH-DWG-SWA-SSQ-CAS-0032	Section AA and East Elevation	1	1:100
ARCH-DWG-SWA-SSQ-CAD-0033	Cladding Details	1	1:10
Proposed Planters/Benches			

ARCH-DWG-SWA-SSQ-CAP-0060	Proposed Tree Planters – Plans & Typical Details	2	1:100
ARCH-DWG-SWA-SSQ-CAP-0061	Proposed Benches Types 2 and 3 – Plans and Typical Detail	2	1:100
Proposed Tube Ticket Hall Main Staircase, Rotunda Vent Shaft and TTH Stairs-Rotunda Linking Canopy – Plans and Sections			
ARCH-DWG-SWA-SSQ-CAP-0020	Ground Floor Plan	2	1:100
ARCH-DWG-SWA-SSQ-CAP-0021	Roof Plan	1	1:100
ARCH-DWG-SWA-SSQ-CAS-0022	Sections EE and DD	1	1:100
ARCH-DWG-SWA-SSQ-CAS-0023	Sections CC and BB	1	1:100
ARCH-DWG-SWA-SSQ-CAE-0024	Elevations East and West	1	1:100
ARCH-DWG-SWA-SSQ-CAE-0025	Elevations North and South	1	1:100
ARCH-DWG-SWA-SSQ-CAC-0026	RCP	1	1:100
ARCH-DWG-SWA-SSQ-CAD-0027	Cladding Details	1	1:10
Planning Condition 17 - Lighting Strategy			

Drawing / Document Number	Title	Revision	Scale
ARC-REP-SWA-SSQ-SWNS-0015	Design Statement: King's Cross Square and Treatment of LUL Structures	2	n/a
ENG-BRF-OAP-SSQ-CBSE-004	King Cross Southern Facade Canopy South East Stair Closure Lighting Load Schedule	2	n/a
ENG-SPE-OAP-SSQ-CBSE-006	LIGHTING SPECIFICATION KING'S CROSS SOUTHERN FACADE CANOPY AND SOUTH EAST STAIR ENCLOSURE	2	n/a
ENG-BRF-OAP-SSQ-CBSE-007	LIGHTING CONTROL BRIEF KING'S CROSS SOUTHERN FACADE CANOPY AND SOUTH EAST STAIR ENCLOSURE	2	n/a
ENG-DWG-OAP-SFC-CEL-0019	King's Cross Square Southern Facade Canopy Lighting Plan	2	1:100
ENG-DWG-OAP-SFC-CEL-0020	King's Cross Square Southern Facade Canopy Lighting Section Detail	2	1:50
ENG-DWG-OAP-SES-CEL-0021	King's Cross Square South East Stairs Lighting Layout	2	1:50
ENG-DWG-OAP-SES-CEL-0022	King's Cross Square South East Stairs Lighting Section	2	1:50
3011-05-001	Kings Cross Square GA Lighting Plan	2	1:250
3011-05-002	Southern Facade Elevation Lighting 1	1	Varies
3011-05-003	Southern Facade Elevation Lighting 2	1	Varies
3011-05-004	TTH Stair-Rotunda Linking Canopy and Rotunda Lighting Plan	1	1:100
3011-05-005	TTH Stair – Rotunda Linking Canopy and Rotunda Lighting Elevations	1	1:100
3011-05-006	Blue Egg Ventilation Shaft Lighting Plan	1	1:100
3011-05-007	Blue Egg Ventilation Shaft Lighting Elevation	1	1:100
3011-05-008	Push-Pull Ventilation Shaft Lighting Plan	1	1:50
3011-05-009	Push-Pull Ventilation Shaft Lighting Elevation	1	1:50
3011-05-010	Kings Cross Square Bench Lighting Details	1	Varies
3011-05-011	Kings Cross Square Planter Lighting Details	2	Varies
3011-05-012	Euston Road, East and West Staircase Canopies Plan Detail	1	1:50
3011-05-013	Euston Road, East and West Staircase Canopies Elevations	1	1:50
3011-05-014	Lighting Columns General Arrangement	1	1:50

Planning Condition 37 a and d – Exit and Southeast Stair Canopy

Drawing / Document Number	Title	Revision
Southern Façade Canopy (Exit Canopy)		

ENG-REP-OAP-SFC-CSTR-0010	GRIP 4 Structural Report: Southern Facade Canopy	B	n/a
ENG-DWG-OAP-SES-CAP-0001	Southern Facade Canopy & South-East Stairs Ground Floor Plan & South Elevation	2	1:200
ENG-DWG-OAP-SFC-CAP-0004	Southern Facade Canopy Roof Plan - West Tower	2	1:20
ENG-DWG-OAP-SFC-CAP-0005	Southern Facade Canopy Roof Plan - Typical	2	1:20
ENG-DWG-OAP-SFC-CAP-0006	Southern Facade Canopy Roof Plan - Clock Tower	2	1:20
ENG-DWG-OAP-SFC-CAP-0007	Southern Facade Canopy Roof Plan - East Tower	2	1:20
ENG-DWG-OAP-SFC-CAS-0202	Southern Facade Canopy Typical Section	2	1:20
ENG-DWG-OAP-SFC-CAD-1001	Southern Facade Canopy Structural Gutter And Historic Fabric Interface Details	2	1:5
South East Stair Enclosure			
ENG-DWG-OAP-SES-CAP-0002	South-East Stairs Ground Floor Plan	2	1:50
ENG-DWG-OAP-SES-CAP-0003	South-East Stairs Roof Plan	2	1:50
ENG-DWG-OAP-SES-CAE-0051	South-East Stairs West Elevation	2	1:20
ENG-DWG-OAP-SES-CAE-0052	South-East Stairs East Elevation	2	1:20
ENG-DWG-OAP-SES-CAS-0201	South-East Stairs South Elevation & Section GLB-GLA	2	1:50
ENG-DWG-OAP-SES-CAD-1002	South-East Stairs Section GLB-GLA Longitudinal Section	2	1:20

Application 2: Discharge of Listed Building Consent Conditions Application

- Condition 22 a and d: Exit and Southeast Stair Canopies
- Condition 32: Lighting Strategy

List of information submitted:

General Information			
Drawing / Document Number	Title	Revision	Scale
AL-S01C	King's Cross Square Site Plan		
	King's Cross Square Results of Public Consultation and Consequential Design Changes	-	-
Existing Drawings			
	King's Cross Station Enhancement PA 2008 Site Plan	1	1:1250
AE8-0SB	King's Cross Station Enhancement PA 2008 Sub-Basement Floor Plan	1	1:500
AE8-00B	King's Cross Station Enhancement PA 2008 Basement Floor Plan	1	1:500
AE8-00G	King's Cross Station Enhancement PA 2008 Ground Floor Plan	1	1:500
AE8-001	King's Cross Station Enhancement PA 2008 First and Mezzanine Floor Plans	1	1:500
AE8-041	King's Cross Station Enhancement PA 2008 South Elevation	1	1:200
AE8-00B-S	King's Cross Station Enhancement PA 2008 Basement Floor Plan - Southern Area	1	1:200
AE8-00G-S	King's Cross Station Enhancement PA 2008 Ground Floor Plan - Southern Area	1	1:200
AE8-001-S	King's Cross Station Enhancement PA 2008 First and Mezzanine Floor Plans - Southern Area	1	1:200
Listed Building Consent Condition 22 – Exit and Southeast Stair Canopy			
Drawing / Document Number	Title	Revision	Scale
Southern Façade Canopy (Exit Canopy)			
ENG-REP-OAP-SFC-CSTR-0010	GRIP 4 Structural Report: Southern Facade Canopy	B	n/a
ENG-DWG-OAP-SES-CAP-0001	Southern Facade Canopy & South-East Stairs Ground Floor Plan & South Elevation	2	1:200
ENG-DWG-OAP-SFC-CAP-0004	Southern Facade Canopy Roof Plan - West Tower	2	1:20
ENG-DWG-OAP-SFC-CAP-0005	Southern Facade Canopy Roof Plan - Typical	2	1:20
ENG-DWG-OAP-SFC-CAP-0006	Southern Facade Canopy Roof Plan - Clock Tower	2	1:20
ENG-DWG-OAP-SFC-CAP-0007	Southern Facade Canopy Roof Plan - East Tower	2	1:20
ENG-DWG-OAP-SFC-CAS-0202	Southern Facade Canopy Typical Section	2	1:20
ENG-DWG-OAP-SFC-CAD-1001	Southern Facade Canopy Structural Gutter And Historic Fabric Interface Details	2	1:5
South East Stair Enclosure			
ENG-DWG-OAP-SES-CAP-0002	South-East Stairs Ground Floor Plan	2	1:50
ENG-DWG-OAP-SES-CAP-0003	South-East Stairs Roof Plan	2	1:50
ENG-DWG-OAP-SES-CAE-0051	South-East Stairs West Elevation	2	1:20
ENG-DWG-OAP-SES-CAE-0052	South-East Stairs East Elevation	2	1:20
ENG-DWG-OAP-SES-CAS-0201	South-East Stairs South Elevation & Section GLB-GLA	2	1:50
ENG-DWG-OAP-SES-CAD-1002	South-East Stairs Section GLB-GLA Longitudinal Section	2	1:20
Listed Building Consent Condition 32 – Lighting Strategy			

Drawing / Document Number	Title	Revision	Scale
ARC-REP-SWA-SSQ-SWNS-0015	Design Statement: King's Cross Square and Treatment of LUL Structures	2	n/a
ENG-BRF-OAP-SSQ-CBSE-004	King Cross Southern Facade Canopy South East Stair Closure Lighting Load Schedule	2	n/a
ENG-SPE-OAP-SSQ-CBSE-006	LIGHTING SPECIFICATION KING'S CROSS SOUTHERN FACADE CANOPY AND SOUTH EAST STAIR ENCLOSURE	2	n/a
ENG-BRF-OAP-SSQ-CBSE-007	LIGHTING CONTROL BRIEF KING'S CROSS SOUTHERN FACADE CANOPY AND SOUTH EAST STAIR ENCLOSURE	2	n/a
ENG-DWG-OAP-SFC-CEL-0019	King's Cross Square Southern Facade Canopy Lighting Plan	2	1:100
ENG-DWG-OAP-SFC-CEL-0020	King's Cross Square Southern Facade Canopy Lighting Section Detail	2	1:50
ENG-DWG-OAP-SES-CEL-0021	King's Cross Square South East Stairs Lighting Layout	2	1:50
ENG-DWG-OAP-SES-CEL-0022	King's Cross Square South East Stairs Lighting Section	2	1:50
3011-05-001	Kings Cross Square GA Lighting Plan	A1	1:250
3011-05-002	Southern Facade Elevation Lighting 1	A1	Varies
3011-05-003	Southern Facade Elevation Lighting 2	A1	Varies
3011-05-004	TTH Stair-Rotunda Linking Canopy and Rotunda Lighting Plan	A1	1:100
3011-05-005	TTH Stair – Rotunda Linking Canopy and Rotunda Lighting Elevations	A1	1:100
3011-05-006	Blue Egg Ventilation Shaft Lighting Plan	A1	1:100
3011-05-007	Blue Egg Ventilation Shaft Lighting Elevation	A1	1:100
3011-05-008	Push-Pull Ventilation Shaft Lighting Plan	A1	1:50
3011-05-009	Push-Pull Ventilation Shaft Lighting Elevation	A1	1:50
3011-05-010	Kings Cross Square Bench Lighting Details	A1	Varies
3011-05-011	Kings Cross Square Planter Lighting Details	A1	Varies
3011-05-012	Euston Road, East and West Staircase Canopies Plan Detail	A1	1:50
3011-05-013	Euston Road, East and West Staircase Canopies Elevations	A1	1:50
3011-05-014	Lighting Columns General Arrangement	A1	1:50

Application 3: Variation of Condition 24 of Planning Consent 2006/3387/P

Original Condition

'Notwithstanding the details given on drawing AL-00G-S rev 03 and approved schedule 'Schedule C2 Rev 04' nothing in this permission grants consent for the installation of retail uses within the curtilage of the circular LUL vent in the southern square (identified as units G46, G48, G50 and G52).'

Proposed New Wording

'The quantum of floorspace provided for A1/A2/A3 uses around the LUL circular vent in the southern square shall be limited to 36m² as shown on drawing numbers SSQ-CAP-0002 and SSQ-CAP-0020. No increase in floorspace within these use classes may be permitted unless prior written consent is given by the Council'.

List of information submitted:

Planning Condition 24 – Retail Around LUL Rotunda Vent Shaft

Drawing / Document Number	Title	Revision	Scale
ARC-REP-SWA-SSQ-SWNS-0015	Design Statement: King's Cross Square and Treatment of LUL Structures	2	n/a
SSQ-CAP-0002	Proposed Site Plan	02	1:250
SSQ-CAP-0020	Proposed Tube Ticket Hall Main Staircase, Rotunda Vent Shaft and TTH Stairs-Rotunda Linking Canopy – Ground Floor Plan	02	1:100

PLANNING CONSENT SUBMISSION (from 25 June 2008)

Draw-down of funds against PO557252

Value £2,550

Item	Condition	Document	Submission Date	Cost (£)	Cumulative (£)	Camden Ref
1	PC12	Detailed Design of the Basement Plant Room	01.07.2008			
	PC27	Surface Water Drainage	01.07.2008	£85	£2,465	
2	PC28	Water Efficiency	15.07.2008			
	PC32	BREEAM	15.07.2008	£85	£2,380	
3	PC07	Taxi Drop-off and Pick-Up Design	22.08.2008	£85	£2,295	
4	PC3,7,37c	Public Realm Submission	12.11.09	£85	£2,210	
5	PC17	Lighting Strategy	14.06.2010	£85	£2,125	
6	PC18,19,20	Retail amendments	02.08.2010	£85	£2,040	
7	PC23	Retail Layout Plan	08.09.2010	£85	£1,955	
8	P32	BREEAM	15.11.2010	£85	£1,870	
9	PC29	Plant and Machinery	16.02.2011	£85	£1,785	
10	PC18, 19	A1 and A4 increase	23.03.2011	£85	£1,700	
11	PC29	Plant and Machinery	27.07.2011	£85	£1,615	
12	PC3,17,37	King's Cross Square	22.09.2011	£85	£1,530	
13	PC24	Variation of Condition 24 - Rotunda Retail	22.09.2011	£170	£1,360	