

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/10/2011
		N/A		Consultation Expiry Date:	22/9/11
Officer			Application Number(s)		
Alan Wito			2011/4271/P		
Application Address			Drawing Numbers		
Kings Cross Central Development Zone R5 North York Way London N1			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
<p>Partial submission of details for brickwork, concrete frames and window and door frames pursuant to condition 2a (details including sample panels of all external materials and finishes, including ceramic panels, balustrades and screening) of reserved matters approval 2011/0431/P granted 08/04/2011 for Development Zone R5 North to construct a residential led mixed-use development comprising three blocks (2 storey east block, 8 storey west block and a part 8 / part 16 storey north block to front York Way) providing a total of 144 residential units (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market unit) with 675 sqm of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1) at ground floor level (two units in north block, two in west block and one in east block), 2 blue-badge car-parking spaces, 132 cycle parking spaces, associated servicing areas together with adjacent public realm and open space. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10, 12, 14, 16-24, 27-28, 31, 33-36, 39, 42-43, 45-46, 48-49, 51, 56, 60, 62, and 64-67 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>					
Recommendation(s):		Grant			
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 No. Electronic	00 00	No. of objections	00
Summary of consultation responses:	None received to date.					
CAAC/Local groups comments:	<p>An objection from Regent's Canal CAAC was received stating:</p> <p>"The design, by its bulk, insensitivity and blandness will be damaging eyesore in this area and to all future residents of King's Cross".</p> <p>The issue of the bulk of the building is not relevant to this application as it has been approved under the reserved matters application 2011/0431/P. The impact of the materials proposed is dealt with under the assessment below.</p>					
Site Description						
<p>Sub-zone plot R5, within Development Zone R, is located to the north-eastern edge of the wider King's Cross Central masterplan site. The plot fronts York Way to the north, and will be bounded by the proposed Cubitt Park open space to the west, proposed East Street to the east with the plot R4 buildings opposite (under construction), and a proposed Zone R Pocket Garden to the south. The Outline consent for Zone R allows a mixed use development predominantly off residential and B1 employment space with significant areas of public open space. Zone R is divided into five sub-plots with R2 and R4 having gained Reserved Matters approval already (see history section). Plot R5 has been further divided into North and South areas, with R5 North considered in this application.</p> <p>The 0.33 hectare R5 North plot comprises vacant open land with no structures or significant vegetation with a generally flat topography. The current context at this northern end of York Way retains a semi-abandoned industrial character undergoing significant change. Directly opposite, on the east side of York Way, is the 'Triangle' site that is located in the Borough of Islington and has Outline consent for 246 homes along with retail and leisure uses. The nearest existing residential properties are focused along Copenhagen Street; an Islington street that joins the eastern side of York Way approximately 220m to the south of R5 North.</p> <p>The site is located some distance away from the nearest conservation area, which is the Regents Canal Conservation Area commencing on the southern side of Plot R2 and encompassing the grade II listed Granary complex and adjacent parts of the Eastern Goods Yard. The Kings Cross Conservation Area is located to the south of Regent's Canal. The disused York Road underground station, opposite plot R4, is not statutorily listed but is locally listed by Islington Council. In terms of designations, a Planning Brief was adopted on 14 January 2004 and this informed the grant of Outline planning permission. Under Core Strategy policy CS1 the site forms part of the King's Cross Growth Area and is also covered by saved UDP policy LU1 'Proposal Site 26' (the King's Cross Railway Lands). 'Site 1' within the Site Allocations Preferred Approach will supersede policy LU1.</p>						
Relevant History						
<p>2004/2307/P: 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. GRANTED 22/12/2006.</p> <p>2011/0431/P: Submission of Reserved Matters relating to Development Zone R5 North to construct a residential led mixed-use development comprising three blocks (2 storey east block, 8 storey west block and a part 8 / part 16 storey north block to front York Way) providing a total of 144 residential units (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market unit) with 675 sqm of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1) at ground floor level (two units in north block, two in west block and one in east block), 2 blue-badge car-parking spaces, 132 cycle parking spaces, associated servicing areas together with adjacent public realm and open space. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10, 12, 14, 16-24, 27-28, 31, 33-36, 39, 42-43, 45-46, 48-49, 51, 56, 60, 62, and 64-67 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</p>						

subject to s106 agreement on 22 December 2006). **GRANTED** 8/4/2011.

Relevant policies

LDF Core Strategy (CS) and Development Policies (DP)

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

Assessment

Condition 2a required the following:

“Prior to commencement on the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- (a) *Details including sample panels of all external materials and finishes, including ceramic panels, balustrades and screening.”*

Details have been submitted for:

- Brickwork
- Brick mortar and mastic
- Precast concrete frames, ledges and plinths
- Glazed bricks for feature panels
- Window and door frames (1st to 15th floor only)

Detailed drawings of the elevations and photographs and details of the materials proposed have been submitted. Additionally samples of all these materials have been inspected at Regeneration House.

North Block: The three outer faces of this block will be clad in a darker brick, with darker mortar mix and mastic joints. Red ceramic tiles have been chosen for the panels below the windows. The window frames would be a dark brown colour.

These materials and colours are in general accordance with the approved plans, the only difference is that the ceramic bricks would now be profiled with a slight projection to give a greater texture. This is considered acceptable as it will give a greater interest to the façade. This combination of materials and tones gives a unity to the façade whilst also creating interest and definition which work well in breaking up the overall bulk of the objection.

On the inner side of this block, in accordance with the approved plans a lighter brick and mortar mix is proposed. Within the recesses below the windows a subtly darker brick will be used to give a greater emphasis to the windows. A lighter, more bronze-like colour is proposed for the window frames. Again this selection of materials is considered complimentary and provides a unity to the façade.

West Block: This uses a similar palette of materials to the north block but uses a green ceramic brick (as per the approved plans).

East Block: An application for amendments to the reserved matters scheme has been submitted (2011/4263/P) seeking to amend the brickwork of this block from the approved light colour to the darker brick. This application has not been determined but will be recommended for approval and will be presented at the same Members' Briefing as this application.

The justification for the change in brick colour is set out in the report for the above application. The proposed brick and pointing details will match those proposed on the north and west blocks and is considered acceptable.

Recommendation: The submitted details are considered to comply with the requirements of the condition and conform with the details shown on the approved drawings, therefore it is recommended that the condition is discharged in part. Details are still required for the ground floor (except the brickwork and pre cast concrete frames), screens and balustrades.

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th October 2011.

For further information see

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