

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	26/09/2011
		N/A / attached		<b>Consultation Expiry Date:</b>	2/9/11
<b>Officer</b>			<b>Application Number(s)</b>		
Alan Wito			2011/3939/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Kings Cross Central - Main Site Station Square and the Boulevard (Land south of Regents Canal and between Zones A and B) York Way London N1			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Details pursuant to condition 1(a) (sample of paving, setts, cobbles and other hard landscape surface treatment across the site) for reserved matters granted 08/09/10 (2010/3152/P) or a new public realm at Station Square and enabling works relating to revised details for the Boulevard in compliance with conditions 3, 9, 10, 16, 18, 19, 20, 21, 25, 56, and 64-67 of outline 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.					
<b>Recommendation(s):</b>		Approve details			
<b>Application Type:</b>		Approval of Details			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/A					
CAAC/Local groups* comments: *Please Specify	King's Cross CAAC was notified of the application but to date no response has been received from them.					

## Site Description

The site is in the southern sector of the Kings Cross Central development site and is one of the two main vehicular highways and service access infrastructure which are to serve the new uses south of the Regents Canal. The boulevard runs on a north-south Axis and links both St Pancras and King's Cross Stations to the Regent's Canal and the northern part of the King's Cross site.

The site is within the Kings Cross Conservation Area on the remainder of the site.

## Relevant History

On 22<sup>nd</sup> 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.”**

On 8/9/10 reserved matters approval (ref: 2010/3152/P) for:

**Reserved matters for a new public realm at Station Square and enabling works relating to revised details for the Boulevard in compliance with conditions 3, 9, 10, 16, 18, 19, 20, 21, 25, 56, and 64-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area). The application is accompanied by a proposed Deed of Variation to the Kings Cross S106 Agreement deleting the requirement to consult with TfL over any works affecting the proposed Cross River Tram.**

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

## Assessment

Condition 1a of the reserved matters required:

*“Prior to the commencement of the relevant part of the development hereby permitted (or as otherwise specified in the relevant subsection below), the following details shall be submitted to and approved in writing by the Local Planning Authority:*

- a) *Details of typical paving, setts and other hard landscape surface treatments across the site. The materials, as approved under this condition, shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works; the samples to demonstrate all materials and typical variations of pattern relationships within those materials;”*

Sample panels have been provided and inspected at pre application stage for the new surfaces.

Two samples of stone have been provided for Station Square and the Boulevard. These samples are identical to those installed on Pancras Way and those approved on Goods Way so that it will provide a unity to the street scene.

Granite setts will be used for the crossovers and again these will match those on Pancras Way and Good's Way.

A section of Caithness stone paving with metal studs will be used for tactile paving on Station Square and will tie in with the that used on the other side of the crossing (to the German Gym) and that used which links the two main stations.

On the Boulevard buff tactile stone paving will be used but this conforms with the approved material on the reserved matters scheme, therefore no objection is made.

The submitted details are considered acceptable and therefore it is recommended that the condition is discharged.

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