

Delegated Report		Analysis sheet		Expiry Date:		28/01/2011	
		N/A / attached		Consultation Expiry Date:		30/12/2010	
Officer				Application Number(s)			
Neil McDonald				2010/6596/P			
Application Address				Drawing Numbers			
Kings Cross Central - Main site Eastern Goods Yard (Development Zones L and G) York Way London N1				Letter from Kings Cross Central dated 24/11/2010.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation to wording of Condition 14 (regarding details of cycle parking) of Reserved Matters approval dated 08/04/2008 (Ref. 2007/5228/P) relating to the Eastern Goods Yard (Development Zones L and G) of the Kings Cross Central Outline Planning Permission (ref. 2004/2307 dated 22/12/2006): Variation is to allow the details to be tied to the relevant part of the development as it comes forward and to enable the cycle stands to be provided alongside the phasing of delivery of each of the relevant parts of the development.							
Recommendation(s):		Granted					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed. No representations received.					
CAAC/Local groups* comments: *Please Specify		Not consulted					

Site Description

Former railway goods yard and warehouse complex including the grade II listed Granary complex. The site lies at the heart of the Kings Cross Central development site for which outline planning permission for a comprehensive mixed use development has been granted outline planning approval. Reserved matters approval and listed building consent has now also been granted for a mixed use conversion with partial demolition/redevelopment and change of use of the Granary Complex for predominantly education (Class D1 use), a new public square and a new canal road bridge pursuant to the outline approval in this connection.

Relevant History

22/12/2006 – conditional outline planning permission (Ref 2004/2307/P) granted subject to 68 conditions and a section 106 legal agreement for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

08/04/2008 – grant of reserved matters approval (Ref 2007/5228/P) along with listed building consent (Ref 2007/5230/P) for zones L and G (Eastern Goods Yard) including partial demolition and works of conversion to the Granary complex.

Approvals of details pursuant to 2007/5228/P issued so far in relation to conditions 19 (WRAP assessment); 5 –part (for reinstatement of capstans) and condition 11 (transit street raised tables and alignment). Details pursuant to 16 (photo-voltaics) and 20 (signage and interpretation) are submitted and under consideration.

Condition 8 (public toilet facilities) was removed on 15/06/10 (ref no 2010/2167/P).

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy policy CS11 – sustainable travel; Development Policy DP17 – walking, cycling and public transport.

Assessment

The application is to vary condition 14 of the reserved matters permission granted in 2008.

Condition 14 states:

Before first occupation of the development, details of the location, phasing and design of secure parking for 471 bicycles shall be submitted to and approved by the local planning authority. The approved facility shall be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained, unless prior written consent to the contrary has been given by the local planning authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T3 of the London Borough of Camden Replacement Unitary Development Plan 2006 and to ensure compliance with condition 51 of the outline permission (Camden ref 2004/2307/P dated 22nd Dec 2006).

The current condition stipulates the need for details of all 471 cycle stands to be submitted prior to occupation of the commercial units. A re-wording is sought which would state that the cycle parking can be provided in phases along with the phased construction of the development.

The provision of cycle parking as indicated in the original reserved matters submission was to be located in the Eastern Transit Shed (approx 275 cycle spaces for the University), with the remainder to be spread between the Western Transit Shed and the public realm for the commercial parts of the development and visitors.

The suggested rewording of Condition 14 is:

“Details of the location, phasing and design of the bicycle parking spaces within the Eastern Transit Shed, Western Transit Shed and the public realm shall be submitted to the local authority for approval prior to the occupation of the relevant part of the development, such that on completion of the Granary Complex and associated public realm, the development will provide a total of 471 secure cycle spaces. The appropriate number of spaces shall be provided alongside the relevant part of the development in accordance with the approved phasing and thereafter permanently maintained and retained, unless prior written consent to the contrary has been given by the local planning authority.”

It is considered that the rewording of the condition in such a manner will continue to achieve the same safeguard as was intended by the original permission and more appropriately reflect the phased delivery which was the intention. However it should be made clear in the proposed wording that the details will need to have been implemented in accordance with such written approval given prior to the relevant part of the development being occupied; hence-

Proposed wording:

*Details of the location, phasing and design of the bicycle parking spaces within the Eastern Transit Shed, Western Transit Shed and the public realm shall be submitted to **and approved by** the local authority prior to the occupation of the relevant part of the development, such that on completion of the Granary Complex and associated public realm, the development will provide a total of 471 secure cycle spaces. The appropriate number of spaces shall be provided **as approved prior to occupation of** the relevant part of the development in accordance with the approved phasing and thereafter permanently maintained and retained, unless prior written consent to the contrary has been given by the local planning authority.*

It is therefore recommended that condition 14 be removed with a replacement condition being imposed as reworded above.

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