

Delegated Report		Analysis sheet	Expiry Date:	14/12/09
		N/A	Cons. Expire:	24/11/09
Officer		Application Number(s)		
Angela Ryan		2009/4864/P		
Application Address		Drawing Numbers		
Development Zone V Gas Governor York Way London N1 0AU		Submission Statement dated October 2009; Drawing package dated October 2009 incorporating drawing numbers: 280_04_07_003 Rev P1; 280_04_07_100 Rev P1; 280_04_07_101 Rev P1; 280_04_07_200 Rev P1; 280_04_07_201 Rev P1; 280_04_07_202 Rev P1; 280_04_07_203 Rev P1; 280_04_07_300 Rev P1; 280_04_07_400 Rev P1; 280_04_07_401 Rev P1; 280_04_07_402 Rev P1; 280_04_07_403 Rev P1; 280_04_07_404 Rev P1; 280_04_07_405 Rev P1; 280_04_07_700 Rev P1; 280_04_07_900 Rev P1; Town279.3(08) 3001 Rev R03; Town279.3 (08)7002 Rev R02; Town279.3 (08)3000 Rev R03; Town279.3(08)9B)002 Rev R01; Town279.3(08)5030 Rev R03; Town279.3(08)6101 Rev R03; Submission statement dated October 2009; Drawing package dated October 2009; Details of Brick Work to Gas Governor Perimeter Wall dated 17/11/09 For Information: 280_04_07_004 Rev P1; 280_04_07_301 Rev P1; 280_camera_02; 280_camera_02-brick; 280_camera_04; 280_camera_05; 280_camera_05_brick; RCS-KXCPR-P-3		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Submission of details pursuant to Condition 25 (details of construction of new gas governor and relocation of gas mains) of the Outline Planning Permission granted 22/12/2006 (Ref:2004/2307/P). The following conditions of the Outline Planning Permission are addressed: 16 (urban design report); 17 (environmental sustainability plan); 19 (access statement); 20 (illustrative build out plan); 21 (construction timetable); Partial discharge of approval of details conditions; 22 (servicing strategy); 25 (enabling works- discharged in part); 27 (Floor plans); 28 (refuse storage collection); 31 (parameter plans); 35 (uses permitted)- (This relates to Zone V on the King's Cross Central Redevelopment site and is located in the northern sector opposite Goods Way to the south and the Regent's Canal on the north).				
Recommendation(s):		Grant Permission		
Code:		AOD		

Conditions or Reasons for Refusal:	<p>Notwithstanding the drawings and information submitted for the purposes of discharging condition 25 of the outline planning permission ref 2004/2307/P in relation to buildings and perimeter wall of the new gas governor the condition is only partially discharged and the following matters still remain outstanding and further drawings and/or other details as appropriate shall be submitted to and approved in writing by the local planning authority prior to commencement of the relevant parts of the development:</p> <p>A) A green wall shall be installed on the southern elevation of the perimeter wall within 6 months of completion of the perimeter wall, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>B) Details of the green wall, including its structure, species of planting, irrigation system and maintenance strategy shall be submitted to and approved by the LPA in writing prior to commencement of the relevant works. The work shall be carried out in accordance with these approved details.</p> <p>C) Unless otherwise agreed in writing by the Local Planning Authority, the wall hereby approved shall be built in reclaimed bricks from the Gas Holder walls, “Ibstock Handmade Grey Brown” bricks and/or “Ibstock West Hoathley Dark Multi Stock”; in accordance with the proposals set out in the document submitted by e-mail dated 17th November 2009.</p>					
Reasons for Conditions:	<p>In order to fully comply with the requirements of conditions 25 (Enabling Works) of the outline planning permission (reference 2004/2307/P granted on 22/12/2006) and to accord with policies B1, B7, N5, and SKC4 of the London Borough of Camden Replacement Unitary Development Plan 2006.</p>					
Informatives:	<p>Reason for granting permission: The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, namely SD9, B1, B7, B9, N5, N8, SKC1, SKC2, SKC3, SKC4 and RC1, and with the relevant conditions attached to the outline permission (ref 2004/2307/P dated 22nd December 2006), namely conditions 16, 17, 19, 20, 21, 22, 25, 27, 28, and 31</p> <p>The applicant is reminded of their obligations under Section S of the S106 Clause 6 to use reasonable endeavours to manage any residual land between the new gas governor enclosure in Development Zone V and the existing CSNP boundary in a manner consistent with urban nature conservation management principles. The Developer shall consult the LWT regarding any planting and management proposal for such residual land.</p> <p>The following conditions on the main outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged:- 16, 17, 19, 20, 21, 22, 25, 27, 28, 31. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions</p> <p>The applicant is reminded of their obligations to consult British Waterways in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' "Code of Practice for Works affecting British Waterways".</p>					
Consultations						
Adjoining Occupiers:	No. notified	2 site notices	No. of	0	No. of objections	0

		displayed	responses			
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Summary of consultation responses:

Conservation and Urban Design: (Landscaping):

The proposals involve the removal of existing trees on the site for which approval has already been granted (Ref 20080278/P).

It is proposed that the southern perimeter wall, facing Goods Way, takes the form of a green wall. The site is located due north of the proposed B5 development which will put the wall in almost permanent shade. The shaded conditions of the site will be a determining factor in the final selection of plants for the wall. It is proposed that the planting of the wall does not take place until B5 is constructed. This may take a number of years. In the mean time a temporary art installation is proposed. Whether this is better than leaving the wall unadorned in terms of overall visual interest will depend on the nature of the art installation. If this option is to be allowed then some form of approval via the LPA should be given to the final piece.

In preliminary discussions the option of an art installation was considered to be less preferable than a green wall. The green wall is considered to be preferable because it integrates with the visual appearance of the site with its neighbour Camley Street and contributes to the biodiversity value of the site mitigating some of the loss of the habitat value of the original open ground. It is not clear from the submissions why it is not possible to plant the wall now with plants favouring sunny conditions and then changing the planting design at the appropriate stage in the construction of B5. Since it is proposed to build in the irrigation system as part of the initial construction and the modular system allows for change within the planting pallet it does not seem unreasonable for this option to be pursued. If cost is an issue what is the difference in cost in changing the planting plan with that of the temporary art works?

Final details of the green wall system and its planting plan should be subject to LPA approval.

Since the original approval a maintenance path on the northern side of the side adjacent to the canal has been removed from the proposals and the area adjacent to the wall given over to planting with native plants suitable to the area. This is welcomed and the planting will contribute to the amelioration of the visual appearance of the site from views from the canal side and also the sites biodiversity value.

It is proposed that Bat boxes are installed on the northern wall and bird boxes on the western wall away from publically accessible areas. These elements are welcomed as an addition to the biodiversity value of the site.

Conservation and Urban Design (Design):

From a design perspective, the important element of the proposal is the outer skin to the (double skin) wall enclosing the Gas Governor (on all sides) because of its visibility on the canal but also on Goods Way. The height of the new Gas Governor building will be no higher than the proposed wall enclosure. It will only be seen from the upper floors of the new modern B5 office building that will sit opposite on Goods Way. As such, the primary concern is the impact of the new external wall on the remaining historic environment during the area's redevelopment and once the entire KX site is at full build out (20 plus years).

Given the substantial heritage assets in the area and that the principle of re-use of salvaged materials has been an important one for the redevelopment of the KX site, where possible brick should be derived from reclaimed stocks from the other demolished buildings and structures.

For example, redevelopment works at the EGY has meant that some bricks have become available but unfortunately not enough to be used in the new Gas Governor wall. In addition the existing non-listed historical walls located to the north and south of Gas Holder no.8 (on Goods Way) are set to be demolished eventually (having already been given permission). As such, adequate sources of brick should be available for re-use.

The current proposal with the recent amendment dated 17/11/2009 (Application for Approval of Details Ref. 2009/4864/P: Note on Proposed Brickwork for the King's Cross Central Gas Governor Perimeter Wall) is now acceptable in principle given the applicant has identified the number of bricks likely available from the Gas Holder perimeter walls (once demolished) to be re-used, and the number of bricks likely required for the construction of the new Gas Governor wall (east, west and north external elevations).

However, in section 3 (Proposals) of the note, it states that the type of brick to be used "*Ibstock Handmade Grey Brown & Ibstock West Hoathley Dark Multi Stock*" is **subject to cost and availability**." To ensure the agreed brick is used a compliance condition should be added to the decision notice that: notwithstanding the written submission, the scheme shall be implemented using the identified reclaimed bricks and that any new brick to be used shall only be done so if there is a shortfall of reclaimed bricks and that the new brick shall be in accordance with the identified brick; any other brick will require the LPA's written permission prior to construction of the wall.

Section 5 also states that because of the desire to phase the planting of the wall to coincide with the build out of B5, that the wall would provide an opportunity for temporary art to be installed on its façade. As noted above, this issue was discussed during preliminary meetings whereby officers made it clear that this approach was not a suitable one.

British Waterways:

Landscaping

The planted area shown between the wall and the canal should be substantial enough to screen the high brick wall, and we understand that the King's Cross Estate Management Team will maintain this landscaping.

Comment: *The proposed planting will screen the wall, although the Developer is mindful of NGG's requirement that any planting does not overhang the wall or provide an opportunity for people to use it climb into the compound. The species proposed (e.g. hawthorn, dogwood and willow) will grow to a substantial height which will screen the wall yet not compromise the security of the facility.*

The area will presumably need to be fenced off in some way to stop trespassing, if no pedestrian route is to be created through to Camley Street Park, and we would like to see details of this as they come forward, to ensure there is no adverse impact on the visual amenity of the area.

Comment: *The Developer's preference is not to fence off the area between the perimeter wall and the canal. The density of planting along the strip, using the species set out will deter any trespass. Also, the area is only accessible from the canal and the visitor's moorings, the latter only being accessed by gates with a BWB lock. Any trespass will be dealt with by KXC estate management. If a problem develops, fencing can be added later.*

We would not normally support aquatic planting where it may hinder navigation, and it would not be appropriate to have planting encroaching into the canal at this point, where the waterway bends and narrows, and obstructions within the water could create a hazard or hindrance for passing boaters.

Comment: The Developer is happy to drop the proposal for aquatic planting. Paragraph 5.3.4 (iii) in the Submission Statement makes it clear that they would not install any units if BWB were not supportive of the proposal.

Ecology

We would suggest the use of bird and bat boxes along the high wall.

If the Council is minded to grant planning permission, it is requested that the

	<p>following informative is attached to the decision notice:</p> <p><i>“The applicant/developer is advised to contact third party works engineer, Steve Ellis (07500 815 189) in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways’ “Code of Practice for Works affecting British Waterways”.</i></p> <p>Comment: <i>Clauses 5 and 6 of the Umbrella Agreement entered into between BWB and Argent (Kings Cross) Ltd on 14 November 2007 provide that Argent must seek approval from BWB prior to any works to the Canal to ensure that such works comply with the reasonable requirements of the BWB engineer. The same Code of Practice is specified in the proposed informative, and can therefore be reinforced.</i></p>
<p>CAAC/Local groups* comments: *Please Specify</p>	<p><u>KXCAAC:</u> No comments received</p> <p><u>Regent’s Canal Network:</u> No comments received</p> <p><u>Environment Agency:</u> No comments received</p> <p><u>London Wildlife Trust:</u> No comments received</p>

Site Description

The site is located at the junction of CSNP and Goods Way and forms part of the Kings Cross Central redevelopment site, and is bounded by Camley Street Nature Park to the west, Goods Way to the south and the Regents Canal to the north, with undeveloped land to the east which has been earmarked for the provision of visitor moorings.

Relevant History

On 22nd 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.”

Conservation Area Consent was also granted for demolition of unlisted structures; the existing Gas Governor building being one of these. (Ref: 2004/2320/C

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

SD9 – Resources and energy

B1 – General Design Principles

B7 – Conservation Areas

B9 – Views

N5 – Biodiversity

N8- Ancient woodlands and trees

SKC1- Sustainable development

SKC3-Comprehensive, integrated and phased development

SKC4- High standard of design

RC1 – Character and vitality of Regents Canal

Assessment

The application proposal is for the construction and commissioning of a new gas governor to be located in Zone V at the junction of Camley Street Nature Park and Goods way. A gas governor comprises valves that control the pressure of gas as it travels through a network of high pressure pipelines transporting gas from the North Sea and other installations. The reduction in pressure enables an increase in the volume of gas available to customers. The new gas governor is a replacement for the existing facility, known as St Pancras Gas Governor, which is owned by the National Grid. The existing gas governor is currently located in zone B and is to be decommissioned and removed once the Developer starts to build in Zone B. In 2006 Conservation Area Consent was granted simultaneously with the outline permission for the demolition and decommissioning of the St Pancras Gas Governor, the wall adjacent to Camley Street Nature Park, and the length of Regent's Canal Wall (Ref: 2004/2320/C). Details for relocating the existing gas mains were approved under application (ref: 2008/0278/P) for early enabling works, and details for further enabling works, including diversion of the underground gas lines were approved under application (Ref: 2008/3731/P)- southern infrastructure works. This current application completes the planning approval for relocation of the gas governor.

The relevant conditions sought for discharge in respect of this application are as follows:

Condition Number	Relevant matter
16	Submission of an Urban Design Report addressing the 'Design Guidelines' of Annex 1 to the outline planning permission
17	Submission of an Environmental Sustainability Plan
19	Access statement
20	Illustrative Build Out Plan –overview and coordination with other approvals under the outline permission
21	Construction timetable
22	Servicing strategy
25	Enabling works –layout design & specifications (discharged in part)
27	Floor plans
28	Refuse storage and collection details
31	Parameter Plans -details to show compliance with Main Site Development Specification including land uses

Clause 6 in Section S of the S106 stipulates that “The Developer shall use reasonable endeavours to manage any residual land between the new gas governor enclosure in Development Zone V and the existing CSNP boundary in a manner consistent with urban nature conservation management principles. The Developer shall consult the LWT regarding any planting and management proposal for such residual land”.

The following conditions in respect of the proposal were discharged under the Southern Infrastructure application (Ref: 2009/3731/P).

18	Submission of an Earthworks and Remediation Plan
23	Highways plan
25	Enabling works –i.e. site preparation, utilities, road realignments etc
45	Drainage infrastructure
56	Archaeological investigation and mitigation
64	Details of volume of spoil to be removed
65	Details of lorry movements removing spoil
66	Details of lorry movements importing infrastructure materials

DESIGN

Two buildings are proposed, (1) the Gas Governor housing, measuring approximately 243m², and (2) the welfare building, measuring approximately 38m², which will accommodate a locker room, changing room, shower room, WC and kitchen. The welfare building is to accommodate staff visiting the site for training and equipment maintenance. Staff will visit the site approximately 20 days per annum.

For security reasons the site will be enclosed by a perimeter wall, with a gates of the same height on the south, south-western and east elevations. The gate on the southern elevation forms the entrance into the site and will also provide vehicular access. The gate on the western elevation is intended for escape purposes onto Goods Way, and the gate on the eastern elevation is for an escape route down to the canal towpath. Steps will be

incorporated to respond to the changing site levels between Goods way and the towpath. The wall will vary in height from its lowest point of 3.3m on the south-eastern corner to the highest point at 6.3 metres in south-western corner. Both the wall and the gates will be designed to discourage climbing into the enclosure. The perimeter wall will follow the lines of the existing boundary fence and wall with Camley Street Nature Park (CSNP). No permanent earthworks or utility works are proposed within the park. The wall will be constructed of reclaimed or red London Stock brick. A 215m² green wall is proposed on the south elevation along Goods Way. This will help soften the southern elevation (as the wall is 57m long), compliment the greenery in CSNP and create an evolving streetscape which will change with the seasons by virtue of the proposed planting. It is envisaged that the wall will have year round foliage of varying tones and textures. A band of more delicate flowering species will be positioned at the top of the wall to add seasonal variation and colour. Details of the proprietary system to be used will be submitted at a later date, as it is not yet known what system will be used. The north, east and west elevations will comprise exposed brick walls, with bat and bird boxes integrated in appropriate locations.

LANDSCAPING

Approval has already been granted for the removal of trees within the gas governor site (Ref: 2008/0278/P). This current application updates the landscaping proposed along the northern boundary of the site (Regents Canal) elevation. It is now intended to remove the maintenance path that was approved in 2008, to provide more planting in the area. This is welcomed and the planting will contribute to the amelioration of the visual appearance of the site from views from the canal side and also the sites biodiversity value. The development requires the removal of two mature willow trees that overhang the site from the adjoining CSNP. A separate application has been submitted for the relevant work (Ref: 2009/4907/P).

Urban Design Report (Condition 16):

Condition 16 requires the Developer to submit an urban design report which explains the underlying approach of the design and explain how it addresses each of the relevant design guidelines. The developer has endeavoured to respond to the relevant design guidelines that were attached as annex 1 to the original outline permission. The most relevant guidelines are 1, 4, 5, 6, 9, 12 and Canal Guideline 8.

Guideline 1-How detailed design of facades integrates with design and function of public realm:

The principle façades that will be visible from the public realm are the south elevation (Goods Way) and north (canal side) elevations. The southern elevation is proposed to be set back from the public footway to allow the construction of a green wall to reflect the transition from the informality of planting at CSNP and the emerging built environment/bridge to the east. The northern elevation is to be of exposed brick work to reflect the industrial character of the vicinity.

Guideline 4- How detailed design responds to adjacent development and its townscape qualities:

The development responds to adjacent development and its townscape qualities by contributing to the industrial nature of the area by way of the design details, and the proposed green wall responds to the existing greenery of CSNP and is thus in keeping with the characteristics of the area on the southern elevation.

Guidline 5- How service entrances have been designed to integrate successfully within street scene:

Double service gates will be set into the green wall on the south elevation, and will provide vehicular access into the site from Goods Way. The gates will follow the same design as those on Pancras Road, with metal slats spaced to take the wind load.

Guideline 6- How the design of the building generally minimises louvers, vents and blank facades:

No louvers or vents are proposed. Blank facades are minimised through the proposed green wall on the south elevation. However the planting is subject to the timing of construction of building B5, as it is considered that the building will cast shadow over the wall for a large part of the day and some plants may not survive the shady conditions. To ensure that the southern elevation does not remain blank for an unacceptable period, a compliance condition has been attached to the decision notice requiring the Developer to install the green wall within 6 months of completion of the gas governor development. A temporary art installation was proposed as an option for the south elevation, however the Council's Conservation and Design Team do not support this as it is considered that it would not be in keeping with the character of the area and would detract from the visual amenity of the street scene. The applicant is happy to omit this proposal from the scheme. The overall visual interest will depend on the nature of the art installation. Bat boxes are proposed on the northern wall and bird boxes on the western wall which are welcomed as an addition to the biodiversity value of the site. Native planting is also proposed on the north elevation which will contribute to the visual appearance of the site from views from the canal side and also the site's biodiversity value. The introduction of gated areas on the south, east and south-western elevations, will also help to minimise blank facades and is considered acceptable.

Guideline9-How details of the roofscape responds to views from overlooking buildings:

The gas governor and welfare building will be visible from the upper floors of the building in B5 (not built yet) and the Fish and Coal building located across the canal to the north, opposite zone H. The roofs can also be viewed in oblique angles from buildings B3 and B6 (not built yet), and also from the proposed bridges across the canal. Attention has been paid to the roof's detailing for the two buildings which will be arched with horizontal ridges, to ensure that they are visually acceptable whilst requiring minimal maintenance.

12- How design of building maintains quality and attention to function and detail on all elevations:

The south elevation which is the only one that could be accessed by the public is set back from the public footpath to allow construction of the green wall. The curved 'S' shaped wall and recess on the south-western elevation serves a functional purpose by providing a shadow gap for a concealed emergency pass gate. The gate also allows access to the plant room and the LP(low pressure) and MP(medium pressure) exit gas valves set beneath the paving. The layout and choice of materials, brick for the perimeter wall and Glass Reinforced Plastic for the gas governor housing and welfare buildings aim to produce a functional design with durable materials that will maintain a high quality appearance requiring minimal maintenance. This is considered to be acceptable given that the site will be unmanned for long periods of time.

Canal guideline 8-How design of gas governor and its enclosures successfully relates to Goods Way, using planting, greenery and urban formality, and how it responds to the canalside location by using setback, articulation, materials, openings and opportunities for diversity:

In terms of Goods Way (south elevation) as already stated above, a green wall is proposed to relate to the existing greenery at CSNP and make it this part of the perimeter wall a more human scale. The northern elevation is entirely brick to respond to the industrial nature of the surroundings. The wall is proposed to be articulated with a series of curves to create a contemporary design with variations of light and shade to soften the overall mass. The wall is proposed to be set back to allow for native planting. Bat and bird boxes will be integrated into the wall in areas where there will be minimal disturbance from people. These aspects will make a contribution to biodiversity in the area.

Environmental Sustainability (Condition 17):

Condition 17 and Section X of the outline permission S106 requires incorporation of integrated energy efficient building design and technology measures in all buildings on the site. National Grid Gas's (NGG) operational requirements necessitate the use of specialist manufacturer for the gas governor housing which will be pre-fabricated offsite to NGG's specification. The welfare building will follow a similar design so that the two are visually coherent. Energy efficiency is therefore limited and restricted to measures such as lighting and rain water harvesting. Any internal lighting will use low energy bulbs. Rainwater will be harvested into an underground storage tank and used to irrigate the proposed green wall on the south elevation. Bat and bird boxes will be incorporated into the brickwork to attract bird species that have been recorded in and around the vicinity. The proposed green wall and planting will provide new habitats for wildlife. It is also proposed to construct some of the perimeter wall of reclaimed brick thus reducing the level of imported construction material to the site.

Access Statement (Condition 19):

An Access Statement has been submitted to explain the measures that will be incorporated within the proposal to facilitate access and use by all people including people with disabilities. Due to the heavy equipment within the gas governor housing, it is not envisaged that disabled staff will visit the site. However, the building has been designed to be adaptable to provide wheelchair access should the need arise e.g., increased door widths, size of WC/washrooms and level access provided via the main vehicle access gate on Goods Way.

Illustrative build out plan (Conditions 20):

In respect of the public realm, the Eastern Goods Yard Public Realm works are programmed for completion in 2011. The Boulevard works, re-alignment of Goods Way works approved under the Southern Infrastructure application (Ref: 2008 3731/P), will be triggered by development in Zone B which is expected to be completed in early 2012. In terms of buildings the pavilion which formed part of the Eastern Goods yard proposal, and buildings R2-Office development and T1-energy centre have all been granted permissions. T1 has been implemented, with the first phase (the concrete housing to the energy centre) likely to be completed in Q3/4 in 2010. It should be noted that the energy centre plant will be installed later, probably in 2012 when there is the critical mass in building demand to trigger installation. The remainder of the building (phase II) is market dependent and therefore there is not current timeframe for construction. It is hoped that the R2 office building will commence in the next couple of years as part of the first major phase.

Buildings R2 and T1 will incorporate green and brown making a contribution to the overall biodiversity in the area.

Construction timetable (Condition 21(a)):

The construction of the gas governor is dependent on the timing of development for the basements and

buildings proposed in Zone B, and in particular buildings B1 and B3 which would sit on the site where the existing St Pancras Gas Governor is located. Works could commence as early as 2010, subject to market conditions, and would take 6 months to complete. Once the works are complete the current and new gas governors would be run parallel for a month and subject to satisfactory results the existing St Pancras Gas Governor would be decommissioned and removed.

21(b) how construction timetable relates to overall sequence of the development and its division into a number of major phases:

The first major phase is for the enabling works which was approved under the southern infrastructure application (Ref 2008/3731/P) the development will similarly be dependent on the timing of development within zone B.

21 (C) demonstrates compliance with conditions 66 and 67:

Conditions 66 and 67 attached the outline relates to lorry movements for importing infrastructure and construction materials to the site. These aspects were approved under section 3 of the Earthworks and Remediation Plan submitted for the southern infrastructure application (Ref: 2008/3731/P).

Service Strategy (Conditions 22):

Condition 22 requires reserved matters applications to be accompanied by a servicing strategy in order to ensure that servicing is managed in a safe and efficiently way. Service access is via the proposed double gates located on the southern elevation (Goods Way), and is in accordance with parameter plan KXC017 Rev R. An area large enough to accommodate a 70 tonne mobile crane is provided within the site to enable the occasional replacement or maintenance of the gas governor plant. It is envisaged that no servicing will take place on Goods Way.

Refuse storage (Condition 28):

As the site will be unmanned for a majority of the year, there is no requirement for refuse collection or regular deliveries. Any waste created by personnel on maintenance and training visits will be taken away with them at the end of the day.

Enabling works (Condition 25-discharged in part):

The relocation of the gas governor falls under the definition of enabling works as set out in section H of the definitions section attached to the outline permission. Details of some works required to facilitate development of the new gas governor were approved under the southern infrastructure application (ref: 2008/3731/P), the early enabling works application (ref: 2008/0278/P); and the conservation area consent that was granted in conjunction with the outline permission (ref: 2004/2320/C). Works included the removal of trees within development zone V, demolition of the canal wall adjacent to Camley Street Nature Park, earthworks and remediation, and substructure for the new gas governor. This application provides details in respect of the layout and design of the new buildings, the perimeter wall and associated landscaping. More details are required for approval in respect of the green wall and brick samples should they not be the bricks that were specified as part of this submission.

Floor Plans (Condition 27):

The gas governor building provides 243m² of gross external area and the welfare building provides 38m². This provides a total of 272m² of floorspace. The floorspace table contained in annex B attached to the outline permission excludes the gas governor building and therefore the floorspace figures do not contribute to the maximum floor areas set out in the outline permission.

Parameter plans (Condition 31 (a) (e) & (f)):

Plan 280_04_07_004 shows that the proposed development lies within the limits of deviation for development zone V shown on parameter plan KXC0005 Rev T. Zone V is earmarked for utilities as shown in parameter plan KXC008 Rev R & KXC009 Rev P, and the application details are in accordance with this.

31 (g): Finished Site Levels:

The finished site levels on Goods Way (gas governor site) were approved as part of the southern infrastructure works (Ref: 2008/3731/P). The slab level has been designed to tie in with the levels and gradient of Goods Way and the water level of the Regents Canal and is set at 21.2 AOD. There are no defined finished site levels for Zone V in the parameter plans.

31(h:) Development Massing:

The proposal complies with the massing shown on parameter plan KXC013 Rev L. The maximum height of the proposals are 6.3m above finished ground level and therefore falls below the 30m permitted in the parameter plan for zone V.

31(i) and (J): Maximum building heights and strategic viewing corridor:

The proposed building heights have no bearing or impact on the strategic views to St Pauls.

31 (I): Servicing arrangements:

The service entrance proposed on Goods Way complies with details shown in parameter plan KXC017 Rev R.

31(m): Utilities strategy:

The development is located in zone V and is in accordance with the information shown on parameter plan KXC018 Rev M, depicting the site utilities strategy.

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