

Delegated Report		Analysis sheet		Expiry Date:		10/06/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2009/1724/P			
Application Address				Drawing Numbers			
Kings Cross Central Development Zones L and G (Eastern Goods Yard) York Way London N1 0LW				Site Location Plan; 2007/4/2/SK75			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Approval of details of the Transit Street raised tables and the general alignment of the eastern edge of the carriageway pursuant to Condition 11 of the Reserved Matters approval dated 08 April 2008 (ref 2007/5228/P) relating to the Eastern Goods Yard (Development Zone L & G) of the Kings Cross Central Outline Planning Permission dated 22nd December 2006 (Reference 2004/2307).							
Recommendation(s):		Granted					
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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No adjoining occupier consultations					
CAAC/Local groups* comments: *Please Specify		None 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) and 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 issued so far in relation to condition 19 (WRAP assessment).

Relevant policies

Replacement UDP 2006

SD1(c) – Access for all, B1 – General design principles, B6 – Listed buildings, B7 – Conservation areas, T12 – Works affecting highways.

Assessment

The application seeks the discharge of condition 11 of planning permission 2007/5228/P:

Condition 11

Notwithstanding the agreed principle of the provision of raised tables and the general alignment of the eastern edge of the carriageway indicated on the approved plans for Transit Street, details in respect of these features are not approved as part of this reserved matters submission and revised details shall be submitted to and approved by the local planning authority in writing and thereafter constructed. The relevant work shall be carried out in accordance with such approved details and thereafter retained.

Reason: In order to safeguard public safety, the character and appearance of the conservation area and the special architectural interest of the listed buildings in accordance with the requirements of policies SD1(d), B1, B6, B7 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Since the grant of reserved matters approval negotiations between the applicant and Camden's transport engineers have progressed and the submitted details represent the outcome of those discussions in relation to the raised tables and alignment of this portion of Transit Street. These are now acceptable in relation to Highways terms and transport planning policy T12.

Ideally, the submitted information would have been accompanied by other details required to address condition 2 (details of the layout of setts and surface materials on Transit Street) and condition 4 (Samples of paving setts and cobbles etc) but the applicant is not yet ready to submit these. In the absence of these details the information shown in relation to new granite setts layout, type and jointing, cannot be assessed in Design terms and therefore the Council's position in respect of this element must be reserved. The layout shown is however acceptable in Transport terms and the details can therefore be approved with the caveat that the granite sett details are taken as indicative only and not part of such approval. The applicant has provided an email and revised plan stating that the granite sett details are indicative only.

Recommendation: Discharge condition 11 with an informative clarifying that the granite sett details do not form part of the approval and will need to be submitted in final form for conditions 2 and 4.

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