

Delegated Report		Analysis sheet	Expiry Date:	07/08/2014
		N/A	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Alan Wito			2014/3937/P	
Application Address			Drawing Numbers	
Kings Cross Central - Main site Eastern Goods Yard Plot G1 Development Zones L and G Granary Square York Way London N1			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Discharge of condition 1 (sample of brickwork panel to be approved on site) pursuant to Reserved Matters Approval 2014/2247/P granted on 12/05/14.				
Recommendation(s):	Approve			
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:	N/A					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

Pavilion G1 was originally approved in reserved matters detail as part of the wider submission for Granary Square and the complex of buildings which front onto it which make up the Kings Cross Eastern Goods Yard. The Granary Building, Eastern and Western Transit Sheds and related structures make up Development Zone L of the Kings Cross Central Outline Permission and have since undergone transformation into a new campus for the University of the Arts along with still emerging office and retail spaces. The Pavilion G1 was intended to help enclose and animate the public realm. Forming Development Zone G of the 2006 Kings Cross Outline Planning Permission its approved location is adjacent the canal towpath on the eastern side of the Boulevard bridge crossing where it enters Granary Square. It addresses the site on three levels, the canal towpath at lower ground, Granary Square at ground floor and a first floor above.

The site is included within the Regents Canal Conservation Area for which a Conservation Area Appraisal and Management Strategy was adopted in September 2008.

Relevant History

On 22nd December 2006 conditional outline planning permission (Ref 2004/2307/P) was 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.

Reserved matters approval (Ref 2007/5228/P) and listed building consent (Ref 2007/5230/L) was granted on 08/04/2008 for zones L and G (Eastern Goods Yard) including partial demolition and works of conversion to the Granary complex. Various approvals of details have so far been issued as required by conditions to the listed building consent, along with discharge of various conditions of the reserved matters planning permission.

Amendments to Pavilion (ref: 2014/2247/P) were granted on 12/5/14 for a change of façade materials from concrete to brick, various internal reconfigurations, minor change to lower ground floor footprint and amendments to plant areas and roof layout. Matters addressed by this submission entail associated details in compliance with condition nos. 6, 14, 16, 18-22, 27, 28, 31, 33-36 & 46 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.

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

Camden Planning Guidance 2013

NPPF

Regent's Canal Conservation Area Appraisal and Management Strategy

Assessment

Condition 1 required:

“Prior to the commencement of the relevant part of the development hereby permitted, a brick sample panel of the facing brickwork for the pavilion G1 shall be erected on site and approved in writing by the Local Planning Authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the sample thus approved.”

The urban design report of this application specified that a Petersen Kolumba Brick with a dark grey mortar would be used. A sample of this was erected on the site of the pavilion and inspected in May. The sample panel inspected demonstrated that there would be a sufficient level of variation in colour of the brickwork and depth to the recess of the pointing in the horizontal joints to ensure that the façade had a degree of texture and interest.

The character and appearance of Regent’s Canal Conservation Area would be preserved by the proposals and therefore it is recommended that the application is approved,