

Delegated Report		Analysis sheet		Expiry Date:		1.16/09/2014 2. 16/09/2014	
		N/A / attached		Consultation Expiry Date:		1. 12/09/2014 2. 18/09/2014	
Officer				Application Number(s)			
Amanda Peck				1. 2014/4762/P 2. 2014/4763/C			
Application Address				Drawing Numbers			
Kings Cross Central Gas Holder Triplets York Way London N1C				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
<p>1. Details of enabling works in relation to conditions 18, 25, 31, 56, 64-65, 66-67 & 68 of planning permission 2004/2307/P dated 22/12/2006 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.</p> <p>2. Details in relation to conditions 2(a), 4(f) & 5 of conservation area consent 2004/2320/C dated 22/12/2006 for; the demolition of various buildings and structures on site.</p>							
Recommendation(s):		<p>1. Grant approval of details 2. Grant approval of details</p>					
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		<ul style="list-style-type: none"> English Heritage (archaeological service) (2014/4762/P) – recommend approval of the archaeological written scheme of investigation provided in appendix B. Network Rail (2014/4762/P) - The application documents refer to an unexploded ordnance investigation at the site. If anything is found during this investigation Network Rail Control should be advised and 					

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| | <p>consulted</p> <ul style="list-style-type: none"> • <u>English Heritage (2014/4763/C)</u> – this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. • <u>Regents Canal CAAC (204/4763/C)</u> – no response received |
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Site Description

This application relates to 'King's Cross Central' the former railway lands north of King's Cross Station for which outline planning permission was granted by the Council in 2006 for a comprehensive, phased, mixed-use development. King's Cross Central is bound to the east by King's Cross Station and York Way, to the north by the railway lines used by High Speed 1, to the west by St Pancras International, and to the south by Euston Road. The site can be divided into two distinct areas, north of the Regent's Canal and South of Regent's Canal. The parameter plans which were approved as part of the outline permission included one which divided the site into 'development zones' (KXC 005).

The application site is located north of the canal to the west of the Eastern and Western Coal Drops and to the east of Gas Holder 8. Specifically the site is referred to as the Gas Holder triplets site, which will be developed as a residential area as part of the Kings Cross Central outline permission. The triplets site falls within development Zone N and plot N1. Work has yet to start and pre application discussions have commenced on the reserved matters details for the design of the residential scheme. The enabling works application also includes the use of the adjacent Plot P2 as a construction laydown area.

Relevant History

2013/7413/P: Details of scheme of investigation for archaeological work required by condition 56 of outline planning permission 2004/2307/P dated 22/12/2006, for comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 12 December 2013

2013/7079/P: Details of paint specifications in relation to; condition 54c, of planning permission granted on; 22/12/2006, ref: 2004/2307/P, for an outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. Granted 20 December 2013

2013/5611/P: Partial submission for details of a method statement and programme of repair of the Triplet Gas Holders required by condition 54 (c) of planning permission granted on 22/12/2006 (ref: 2004/2307/P for the 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.) Granted 4 October 2013

2008/5665/P: Details of enabling works, for movement and storage of the gas holder guide frame (condition 25), in respect of enabling works referred to in section (i) of the definition of enabling works contained in the decision notice and method statement and programme in respect of the triplet gas holder guide frame (condition 53(c)) pursuant to planning permission dated 22nd December 2006 (ref:2004/2307/P). Granted 4 February 2009

2004/2307/P: 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 (R1). **Granted 22/12/2006**

Condition 25 of this permission states:

'Details of the Enabling Works, including layout, design, and specifications shall be submitted to and approved in writing by the LPA before commencement of those works. All works shall be carried out in accordance with the details as approved.'

Relevant policies

LDF Core Strategy and Development Policies 2010

CS2 – Growth areas

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP17 – Walking, cycling and public transport

DP21 – Development connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP31 – Provision of, and improvements to, public open space and outdoor sport and recreation facilities

Camden Planning Guidance

CPG1 - Design

CPG7 - Transport

London Plan

Assessment

2014/4762/P relates to the partial discharge of condition 25 of outline planning permission dated 22 December 2006 (ref: 2004/2307/P). Condition 25 (Enabling Works) states:

'Details of the Enabling Works, including layout, designs, and specifications shall be submitted to and approved in writing by the LPA before commencement of those works. All works shall be carried out in accordance with the details as approved.'

Reason: To ensure a comprehensive, sustainable and integrated development, facilitate regeneration and ensure safe and efficient access and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies B1, T1, T12, SKC2, SKC3, SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.'

This application also relates to the partial discharge of conditions:

- condition 31 (Parameter Plans and Development Specification)
- condition 56 (Archaeological Investigation and Mitigation)
- conditions 64-65 (Spoil Removal)
- conditions 66-67 (Importing Infrastructure and Construction Materials)
- condition 68 (unexploded ordnance)

Also of relevance to this submission are the following conditions:

- condition 18 (earthworks and remediation)

2014/4763/C relates to the partial discharge of conditions 2(a), 4(f) & 5 of conservation area consent 2004/2320/C dated 22/12/2006 for; the demolition of various buildings and structures on site. Condition 2a) required:

“The demolition works hereby approved to the Laser Building (no.1); Exel Bridge (no.2); Milk Dock buildings and walls (no.10); Gas Holder walls (Goods Way and Battle Bridge Road; no.12); Granary Complex walls (no.13); Regent’s Canal Walls (no.14); and the wall adjacent to Camley Street Natural Park (no.15); shall not take place until:

- a) Written approval has been issued by the local planning authority for a method statement and programme for the demolition works. The demolition works shall be carried out in accordance with such method statement and programme;”*

Condition 4 required:

No works authorised by this consent shall take place until the applicant has submitted a schedule of items to be salvaged from the following structures for re-use in the development and such schedule has been approved in writing by the local planning authority.

- (f) Regent’s Canal walls (no.14)*

Condition 5 required:

“The salvage works to the structures identified in Condition (4) shall be carried out in accordance with a method statement submitted by the applicant and approved in writing by the local planning authority.”

Background

Some conditions and enabling works have been approved to this part of the Kings Cross site. Work has yet to start and pre application discussions have commenced on the reserved matters details for the design of the residential scheme. The reserved matters application for the new public realm within and surrounding the adjacent Gas Holder 8 was approved on 28 August 2014. The enabling works are proposed to facilitate the later development of this part of the site with initial excavation works, removal of redundant structures and piling works. The S106 agreement for the main site requires that the gas holder triplets are re-erected prior to first occupation of 1,000 residential units on the King’s Cross site. In addition the outline planning permission fixed the size of building, basement use and general location of the residential scheme in the triplets, meaning the enabling works can be undertaken without fixing the reserved matters details.

Current proposal

2014/472/P seeks approval for the enabling works for the triplets site. The enabling works include:

- Site preparation works –including, site soft strip to expose and enable removal of existing foundations, turntables, cobbles, and other obstructions. Any heritage items identified will be dealt with in accordance with the WSI submitted as part of this application. A temporary basement ramp will be created to provide access for the enabling works and works will be undertaken to ensure stability for the crane bases. Temporary hoarding will be installed to the canal elevation.
- Site excavation works – excavation at ground and basement levels and installation of sheet piling to basement box to allow reduced dig. Basement dig and associated temporary works to canal elevation edge to enable basement excavation. Earthworks are also required across Plot P2 to reduce the site levels and add a solid top level to facilitate the enabling works and the future construction works at the site.
- Piling – pile probing to check for any obstructions at high (ground level) and low (basement level) level and construction of associated piling mats at high and low levels to provide stability for piling machinery. Test piles followed by full piling will be undertaken.

2014/4763/C seeks approval of details for works to the Regent’s Canal Wall adjacent to the Gas Holder Triplets site:

- Canal Wall - removal of a section of the canal wall adjacent to the Gas Holder Triplets site. The wall will be reinstated by 1st June 2018, in accordance with drawing ref. CAC/5. The requirement for the two-stage refurbishment process (removal and reinstatement using salvaged bricks) is due to the existing poor condition of the canal wall

Earthworks and Remediation (condition 18)

Condition 18 of the outline permission requires that relevant reserved matters applications are accompanied by an earthworks and remediation plan. As this application is not a reserved matters application this is not strictly required for the current application, however the applicant has submitted an earthworks and remediation plan prepared by Arup. The contaminated land officer discussed specific issues and questions with the applicant and is now satisfied that there are no significant contamination issues raised in the earthworks and remediation plan and that the plan is acceptable. Condition 18 can now be discharged insofar as it relates to the enabling works on the Triplets site.

Enabling Works (condition 25)

Condition 25 specifically requests details of the layout, design and specifications in relation to, amongst other things, site preparation works. The piling works involve excavation to most of the site to accommodate the basement structure. The proposed piling comprises dry bored piled foundations extending down within the London Clay and Lambeth Group. The pile top depth will vary between -9m AOD and -16m AOD. A sheet piled wall will also be constructed along the northern, southern and western edges of the basement to enable excavation. It is also proposed to reduce the levels across plot P2 to accommodate a laydown area for the construction of the triplets development. It is considered that the excavation is necessary to enable the development of this plot. The submitted details are considered acceptable.

Archaeology (condition 56)

Condition 56 states that no development shall take place in each phase notified under condition 21 (construction time-table) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been approved by the local planning authority. The applicant has submitted an Archaeological Written Scheme of Investigation for the site prepared by the Museum of London Archaeology Ltd.

The submitted documents have been considered by English Heritage's archaeological service who have advised that they have been prepared in accordance with their guidelines and they are satisfied that the submission requirement of condition 56 can now be discharged in relation to this proposal.

Spoil and lorry movements (conditions 64-67)

Conditions 64-67 deal with spoil and lorry movements. Condition 64 restricts the volume of spoil which can be removed from the site to 270,000 cubic metres per calendar year whilst condition 65 restricts the number of lorry movements for removing the spoil to 31,500 within any calendar year. Conditions 66 and 67 restrict lorry movements bring material to the site. 8,300 lorry movements are permitted per calendar year for importing infrastructure materials and 73,000 for importing construction materials. The reason for these conditions is to ensure that the amenity of adjoining properties and the area generally are protected from the negative effects of development. The restrictions mean that work on the site has to be phased over a longer period rather than all commenced at the same time; this in turn reduces the amount of noise, dirt, dust, and traffic disruption that would occur at any one time.

The estimated volume of spoil removal for the triplets enabling works would total a maximum of 32,149 cubic meters which converts to a total of 3,782 lorry movements that would take place in 2014. As set out in the Compliance report (tables 3 and 4) it is envisaged that a total of 75,874 cubic metres of spoil will be removed from the site in 2014 totalling 8,927 lorry movements which is sustainably below annual limit specified in conditions 64 and 65. The estimated number of vehicular movements delivering infrastructure materials and construction materials for the triplets enabling works would total 416 lorry movements in 2014. The site wide number of lorry movements for 2014 would be 31,705 which is significantly within the limits set out in Condition 66 and 67.

Unexploded Ordnance (condition 68)

Condition 68 requires a survey to discover potential unexploded bombs to be undertaken prior to the commencement of each phase of development and the local planning authority shall be notified as

soon as practicable of the action taken should bombs be discovered.

Network Rail asked to be contacted if any unexploded ordnance is found on site. The applicant has advised that Condition 68 of the Outline Planning Permission requires a survey to discover potential unexploded bombs across the KXC site. This survey has already been undertaken and confirmation was received from LB Camden on 12th June 2007 that no further survey work is required in relation to unexploded ordnance investigation at the KXC site. As part of this confirmation the Council states that *“should any unexploded ordnance be found during construction you will be required to notify the Council as soon as practicable of the action taken”*. It is therefore not considered necessary to add a condition or informative to cover this point.

2014/4763/C

This condition was part discharged in 2013 for the section of the wall adjacent to the Gasholder 8 site (ref 2012/6366/C). The section of wall covered in this application corresponds to section “2” on the approved plan CAC/5 from 2004/2320/C.

Demolition method statement (Condition 2)

Under the approved scheme the section of wall affected by this application was to be “refurbished and height gradually tapered down to accommodate new levels”. It is now proposed to take this section of wall down completely due to its condition and rebuild it as part of the scheme for the Triplets development. This goes beyond what is approved but it is appreciated that the 2004 applications were for an extremely complex development where the practicalities of achieving the refurbishment of the wall could not be fully anticipated.

Since the Conservation Area Consent and Outline Planning Permission were granted further structural investigations have taken place to this section of wall. This has revealed that the wall is tilting significantly inwards. Coupled with this the lower sections of the wall are held in place by modern steel ties which need to be removed in order to carry out the excavation behind the for the approved ground level which will further weaken the wall. An independent engineer has recommended that this section of wall is taken down.

As many bricks as possible will be salvaged when the wall is taken down and set aside for re-use when the wall is reconstructed as part of the Triplets scheme.

Although it goes beyond what was originally approved the works proposed are considered justified and the applicant has taken the appropriate steps to ensure that the bricks are re-used.

Salvaged items (Condition 4)

The salvage schedule submitted has already been approved as part of application 2012/6366/C and covers a larger stretch of the wall than is affected by this application. It is only part of the wall identified as “Wall A” by MOLA which is affected and on this stretch the only significant features is one tethering ring which will go to the London Canal Museum.

Salvage method statement (Condition 5)

The only affected feature is a single tethering ring which goes to the London Canal Museum.

Conclusion/Recommendation

1. 2014/4762/P -The proposal fully complies within the requirements of conditions 18, 25, 31, 56, 64, 65, 66, 67 and 68 which can be partially discharged in as far they relate to site preparation associated with the triplets site.
2. 2014/4763/C – the proposal fully complies with the requirements of conditions 2(a), 4(f) & 5 of which can be discharged.