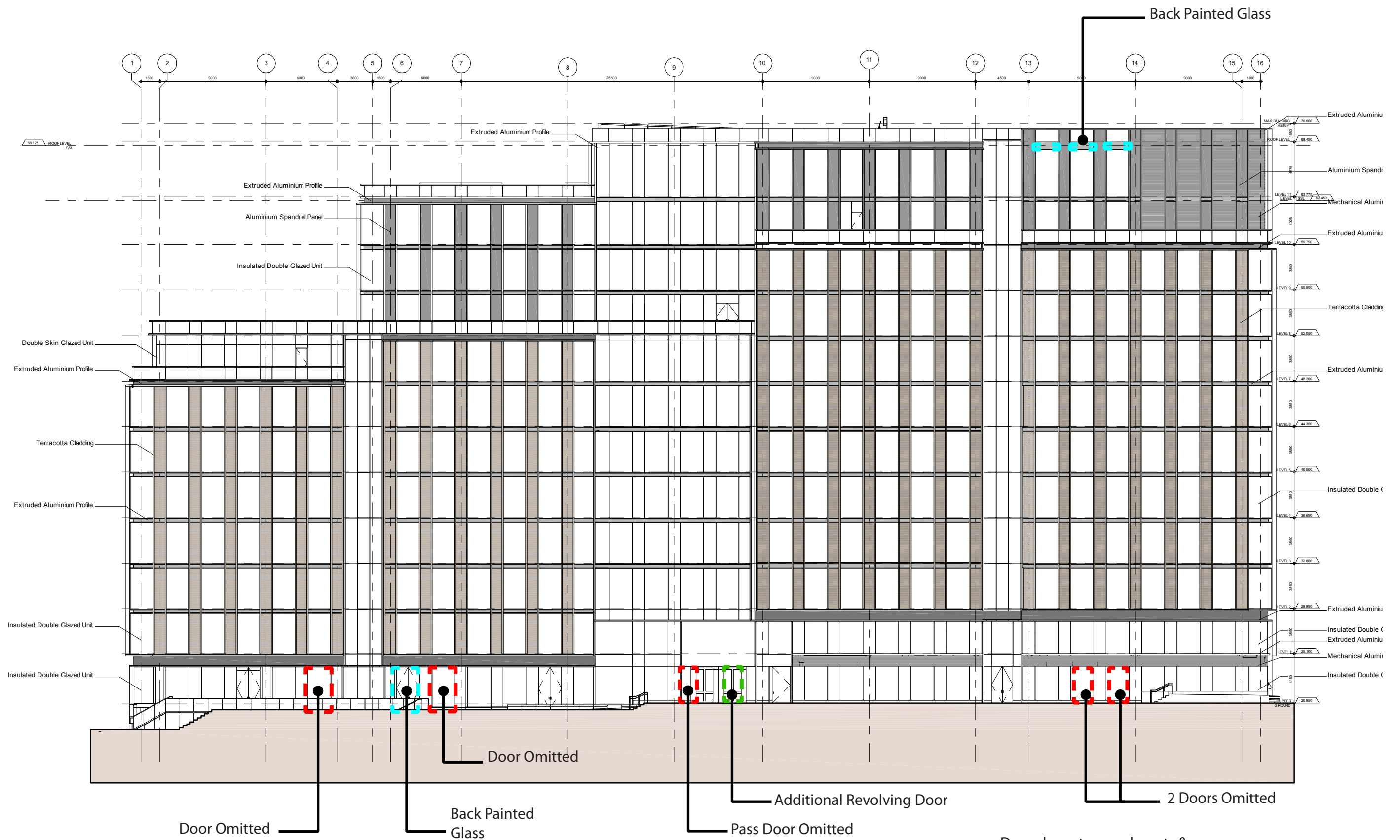
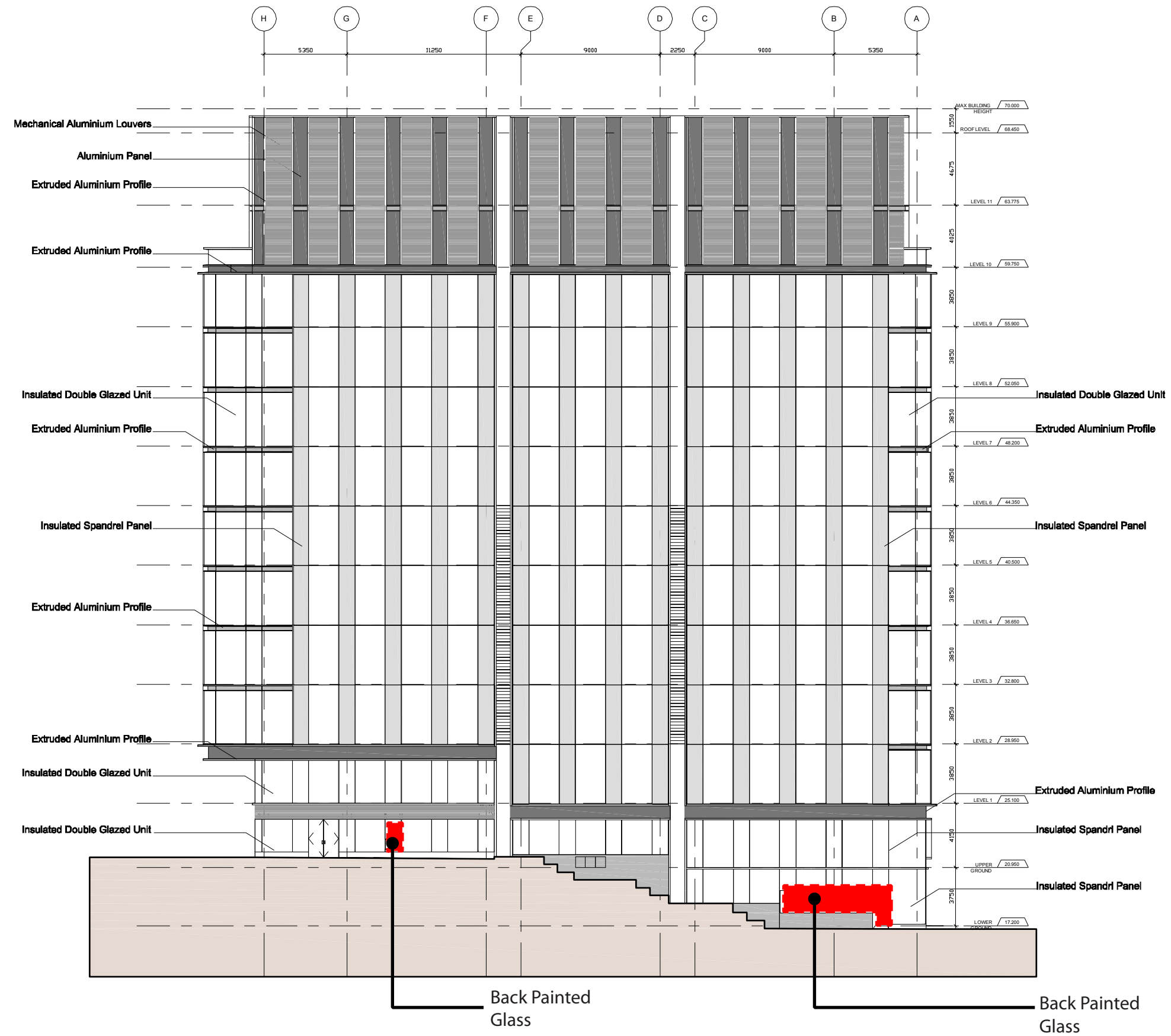


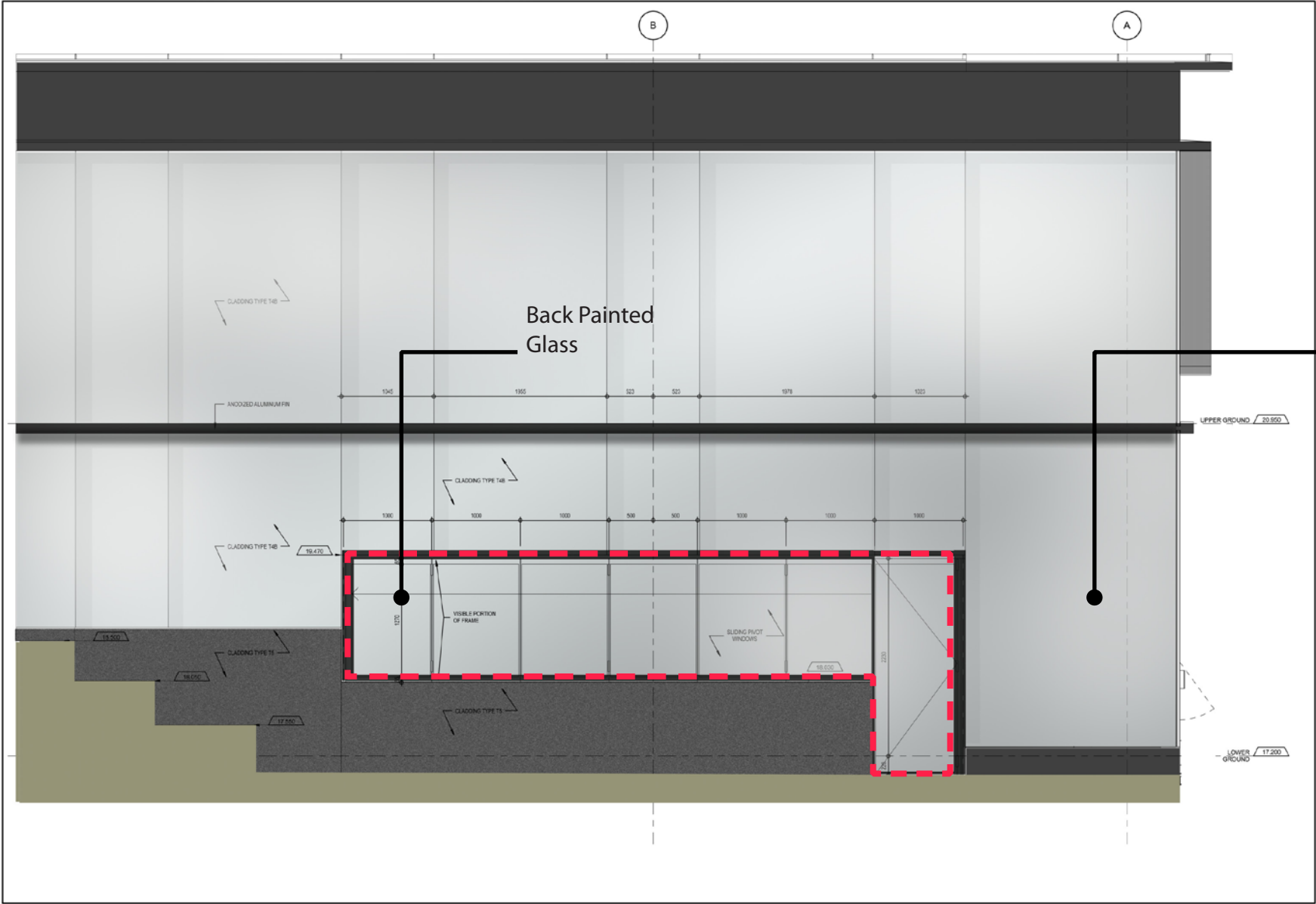
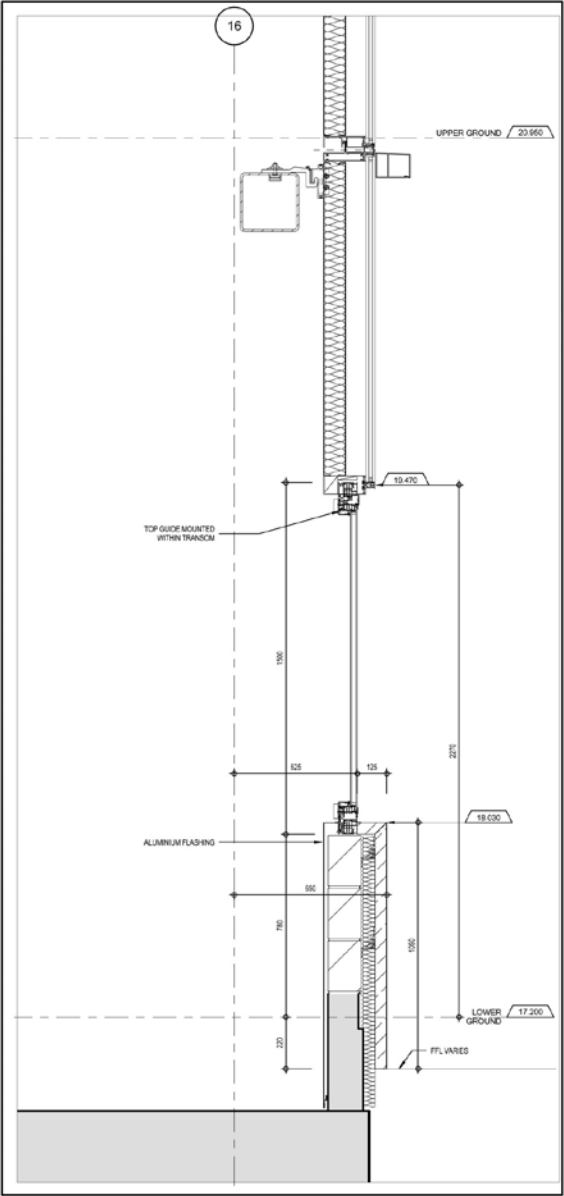
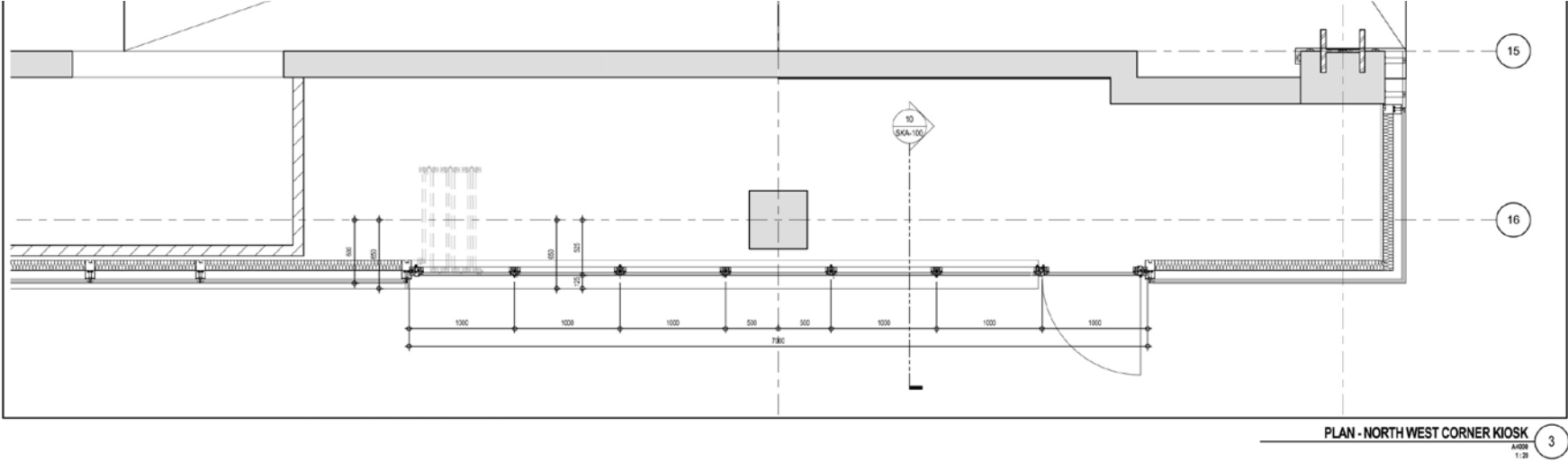
Wuk_SK_PL_004



Doors layout amendments &
Integration of Back Painted Glass on the East Elevation
Wuk_SK_PL_005



Integration of Back Painted Glass on the North Elevation
Wuk_SK_PL_006



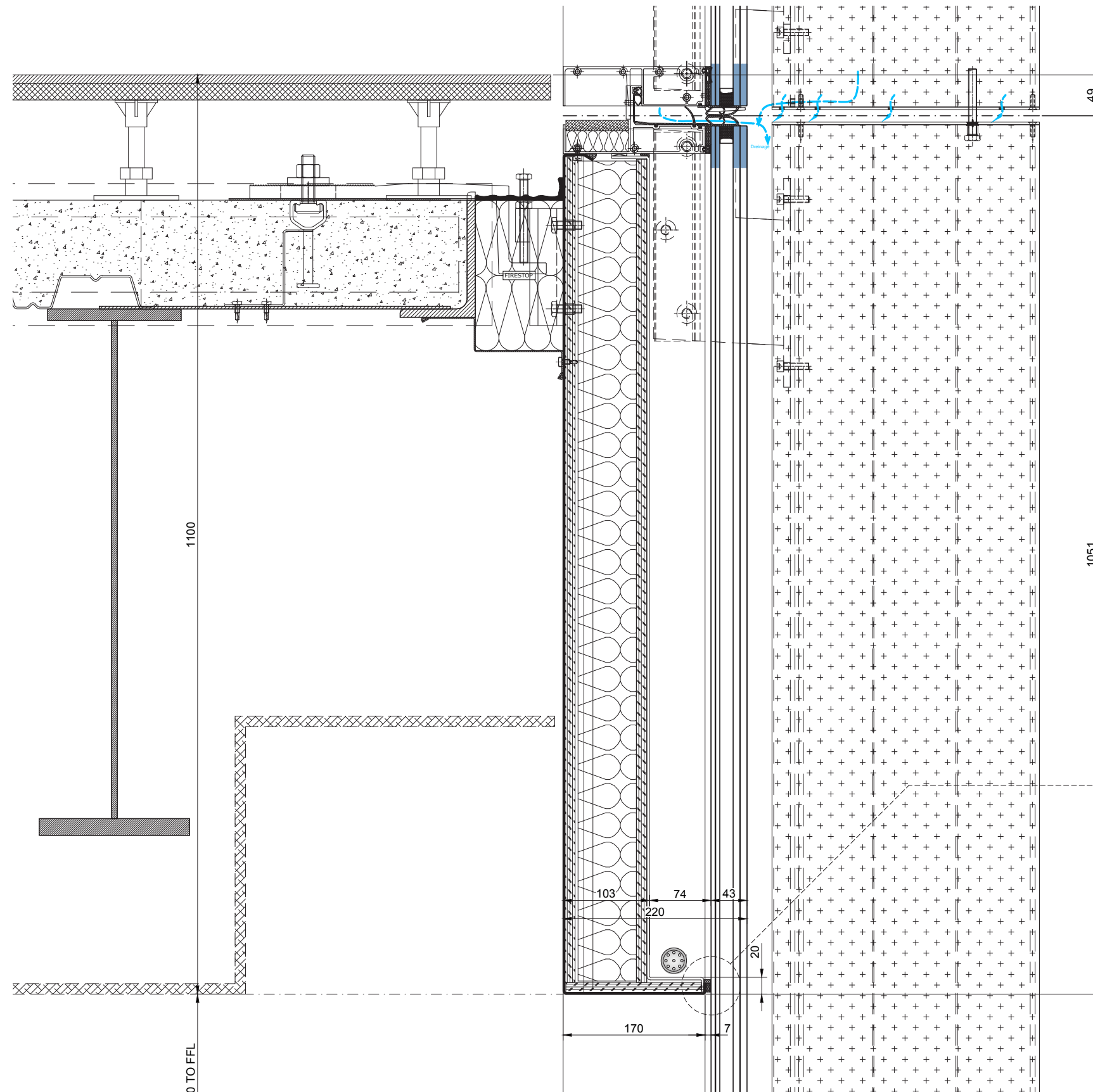
Shadow Boxes

North Elevation Kiosk Design Development
Wuk_SK_PL_007

Integration of shadow boxes



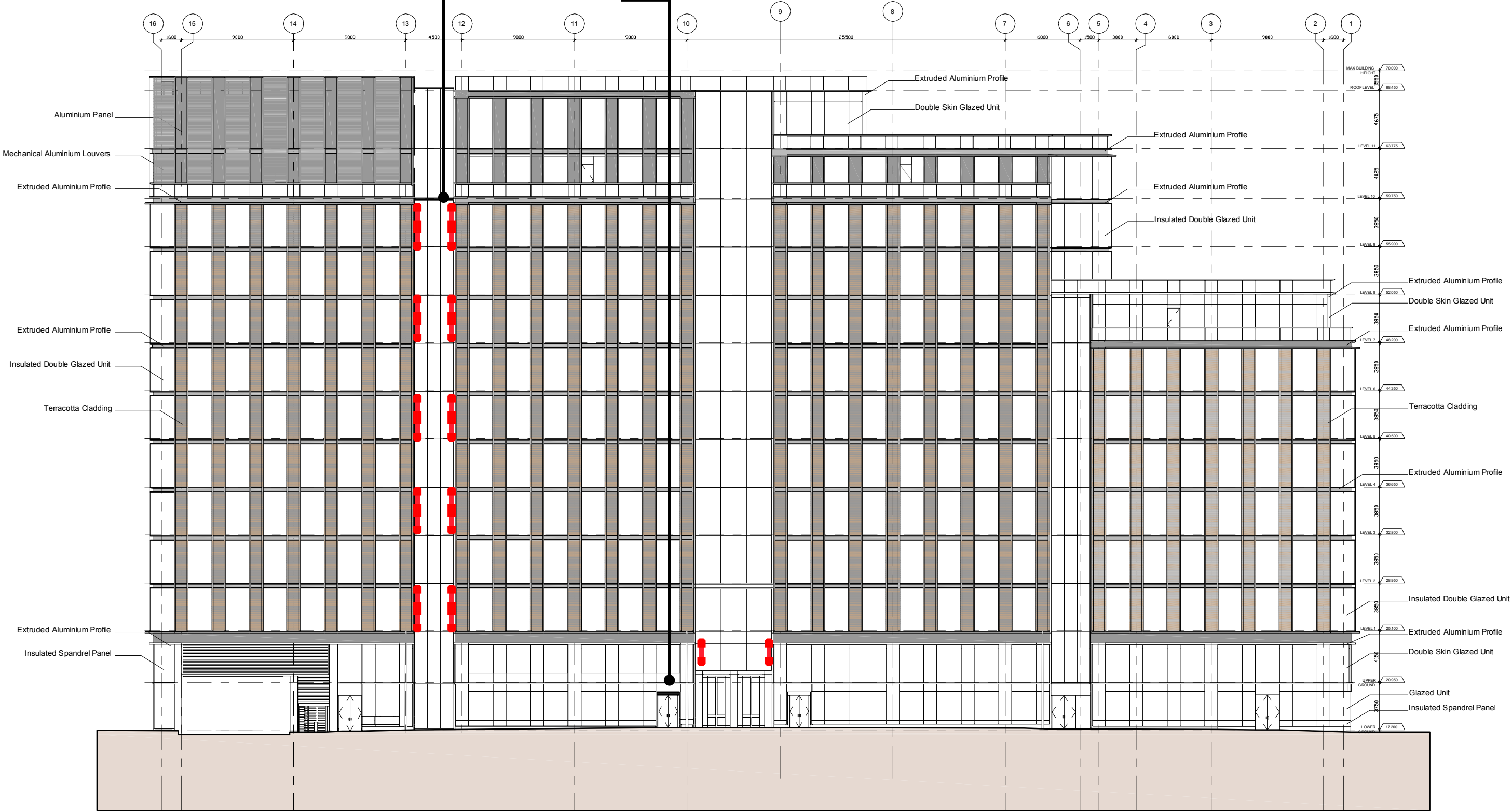
Integration of additional shadow boxes on the West Elevation
Wuk_SK_PL_008



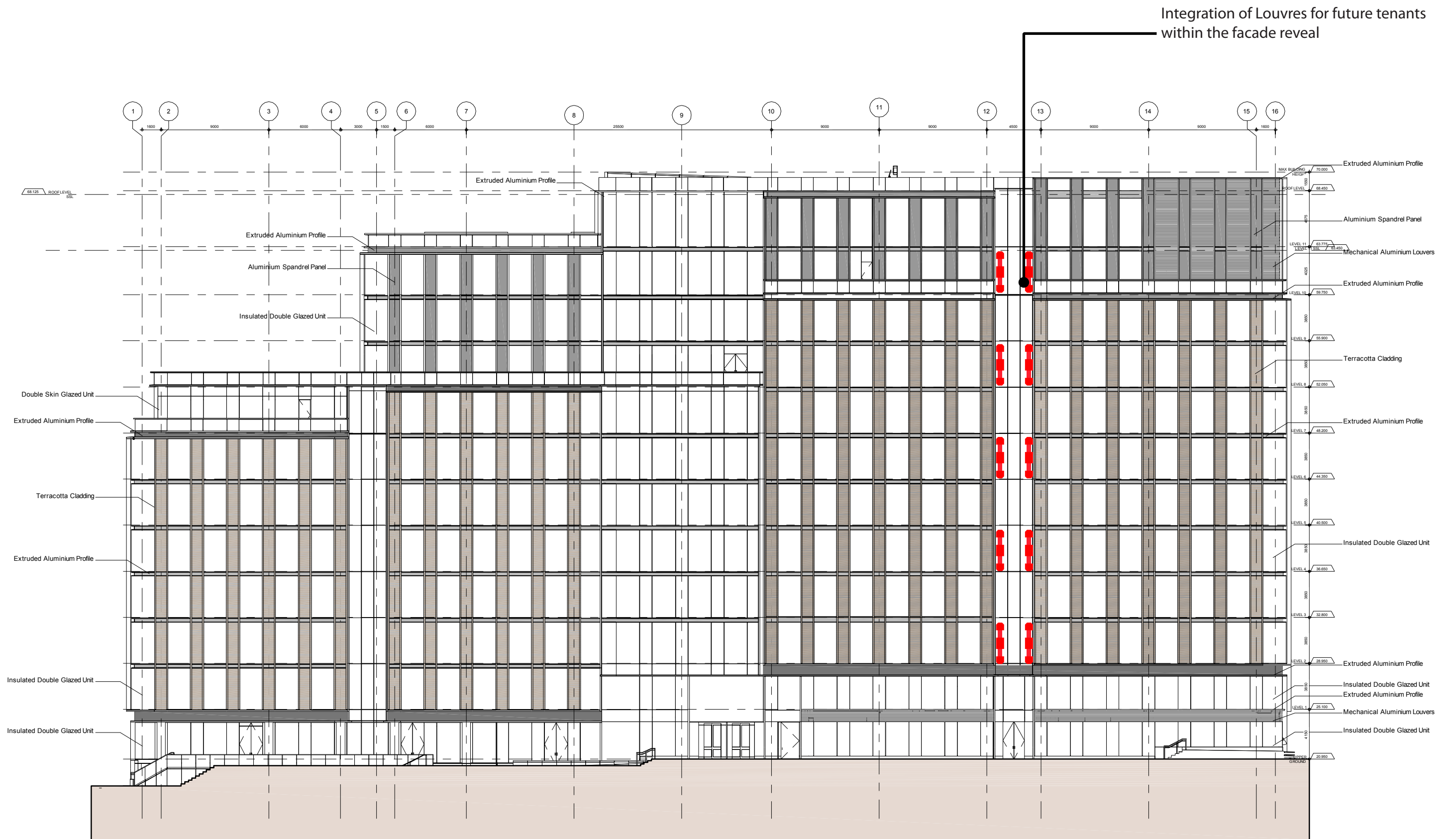
Detailed section of the additional shadow boxes on the West Elevation
Detailed section of the additional shadow boxes on the West Elevation

Wuk_SK_PL_009

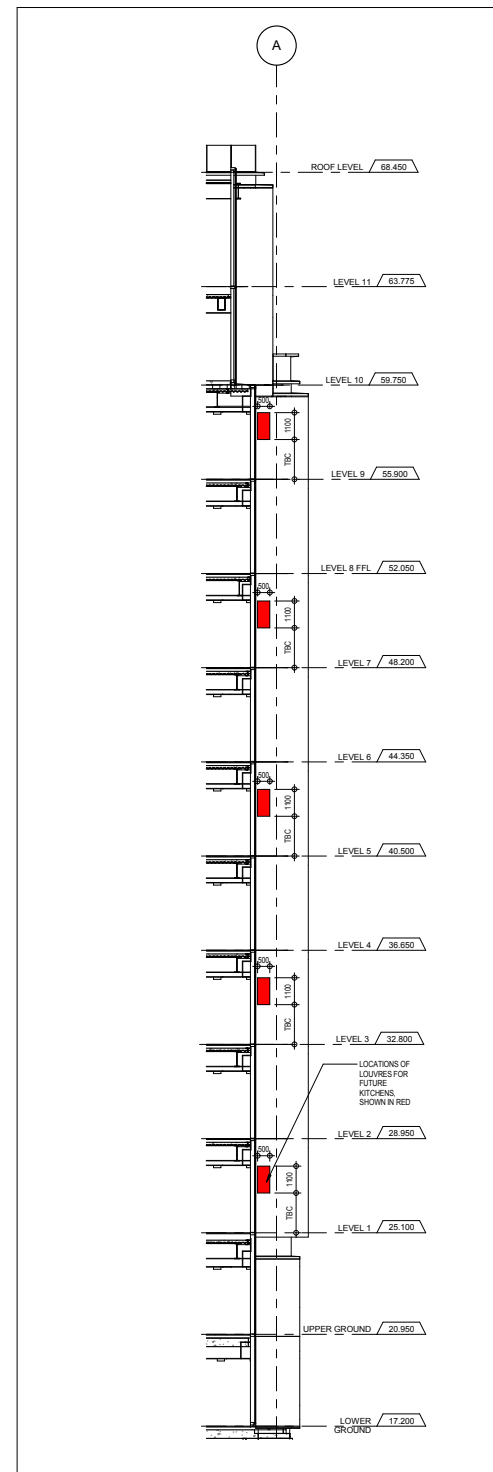
Integration of Louvres for future tenants within the facade reveal



Integration of Louvres for future tenants within façade reveals
on the West Elevation
Wuk_SK_PL_010



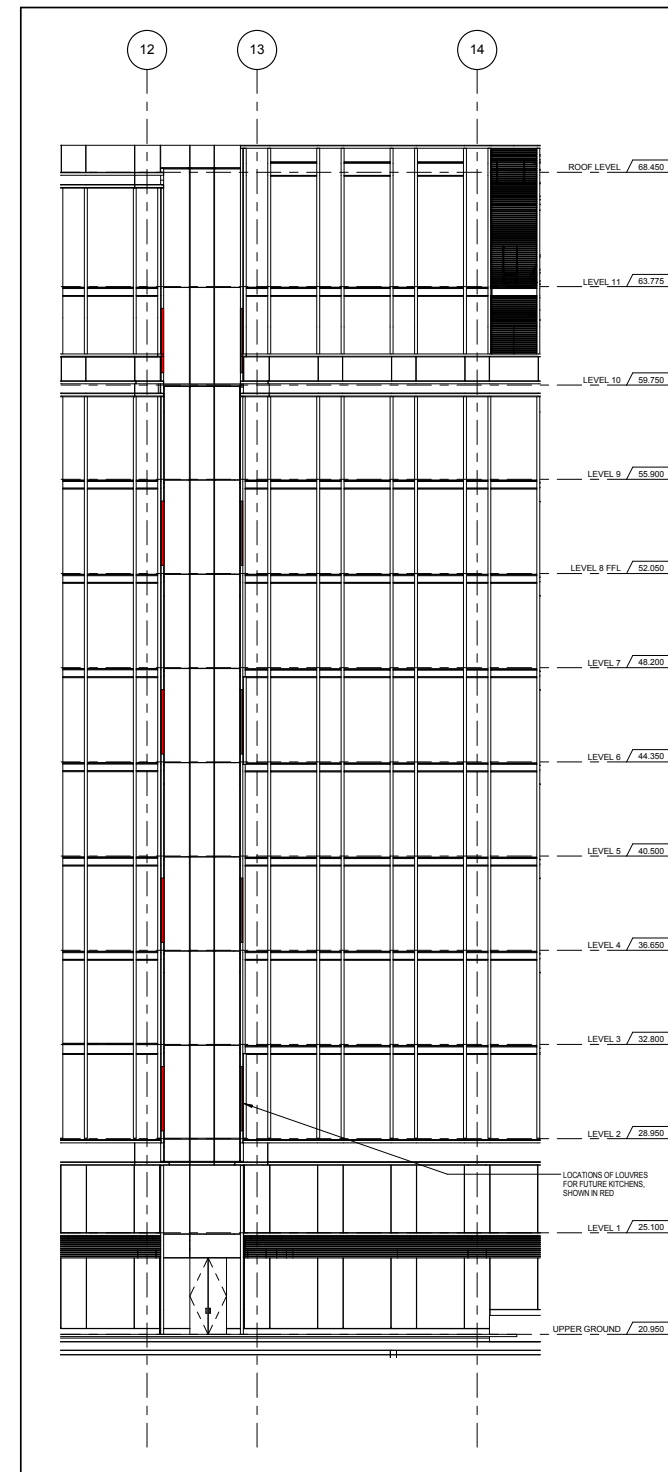
Integration of Louvres for future tenants within façade reveals on the East Elevation
Wuk_SK_PL_011



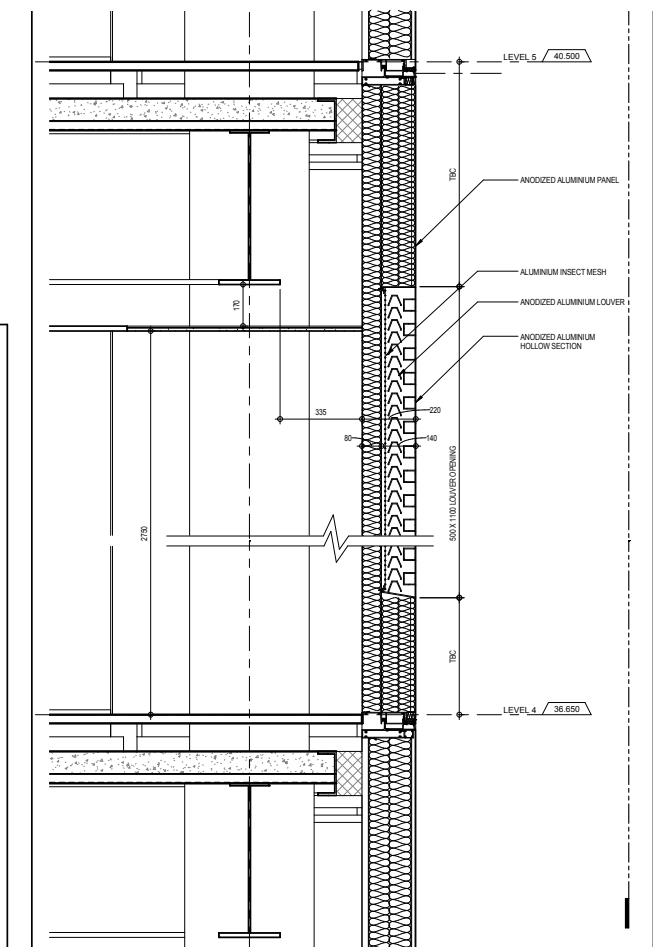
PARTIAL ELEVATION 1-100 AT GRIDLINE 12
ASB01
1:100 10



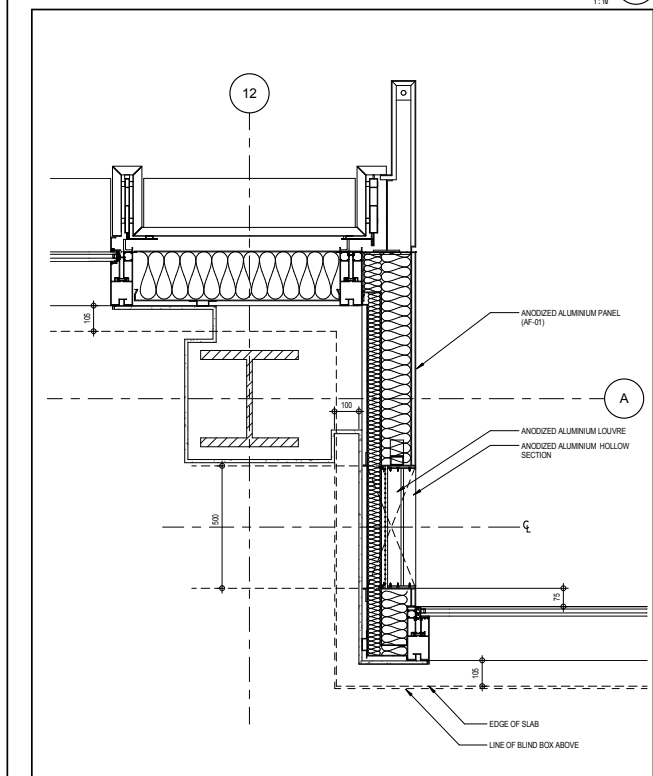
PARTIAL ELEVATION 1-100 WEST SIDE AT GL 12 & 13
ASB01
1:100 7



PARTIAL ELEVATION 1-100 EAST SIDE AT GL 12 & 13
ASB01
1:100 4



SECTION DETAIL THROUGH LOUVRES FOR FUTURE KITCHEN
ASB01
1:10 2



PLAN DETAIL 1-10 FUTURE KITCHEN LOUVER
ASB01
1:10 1

Details of the Louvers for future tenants within façade reveals
on the East & West Elevations
Wuk_SK_PL_012

3. Compliance Report

3.01 Condition 14 – Phasing of approvals

3.02 Condition 16 – Urban Design Report

3.03 Condition 19 – Access Statement

3.04 Condition 27 – Floor Plans

3.05 Condition 33 – Floorspace permitted site-wide

3.06 Condition 34 – Floorspace permitted south of the
Regents Canal

3.07 Condition 35 – Uses Permitted

3.08 Condition 36 – Uses Permitted

3.09 Condition 37 – Basement Floorspace

3.10 Condition 49 – Car Parking Standards

3.11 Condition 51– Cycle Parking

3.12 Section GG of S106 Agreement (Bicycle Storage Facility)

3.01 Condition 14-Phasingofapprovals

“Unless otherwise agreed in writing by the local planning authority and subject to condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority in accordance with the following provisions:

(a) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of the three years from the date of this permission;

(b) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq m gross of built accommodation;

(c) Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq m gross of built accommodation;

(d) Application for approval of the reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq m gross of built accommodation;

(e) Application for approval of the reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq m gross of built accommodation;

(f) Application for approval of the reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of eighteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 420,000 sq m gross external area of built accommodation.

Provided that reapplications or variations in relation to the same built accommodation which has already been the subject of previous application for and approvals of Reserved Matters shall not count towards compliance with the phasing of the submissions as set out in (a) to (f) above.

Reason: To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

Since outline planning permission was granted in December 2006, Reserved Matters have been approved for the Eastern Goods Yard, Buildings B2, B4, B6, R2, R4, J, R5 North, R5 South, B3, B1, T1, T5, T6, E1, P1, the Great Northern Hotel, Regeneration House, Midlands Goods Shed and Canopies, and the German Gymnasium (zone D) .

The amendments proposed as part of this submission result in a net increase of 26m2 GEA to the approved B1 floorspace of 43,097m2 GEA. This is reflected in Table 1 opposite which shows the total floorspace submitted/approved to date.

Table 1 demonstrates that the requirements in Condition 14(a), (b), (c) and (d) for 70,000m2, 140,000m2, 210,000m2 and 280,000m2 of floorspace to be applied for before the expiry of, respectively, three, six, nine and twelve years from the grant of outline planning permission have already been fulfilled.

Where the proposed areas have been amended by subsequent minor amendments the latest approved figure is included within the table, noted accordingly.

Site	Application ref no.	Approval Date	Floorspace sqm (GEA)
Eastern Goods Yard	2007/5228/P; 2011/6440/P	08 April 2008; 10 February 2012	55,370 ¹
Building R2	2008/5052/P	22 January 2009	48,522
Subtotal (70,000 sqm by December 2009)			103,892
Building R4	2010/0389/P	15 April 2010	11,761
Building B2	2010/0864/P; 2012/0902/P	30 April 2010; 1 May 2012	7,176 ²
Building B4	2010/0868/P; 2012/0907/P	30 April 2010; 17 April 2012	17,071 ³
Building B6	2010/0870/P	30 April 2010	20,853
Subtotal (140,000 sqm by December 2012)			160,753
Great Northern Hotel	2010/3304/P; 2011/0049/P	03 September 2010; 14 March 2011	4,548 ⁴
Building T6	2010/4468/P	11 January 2011	16,292 ⁵
Building J	2010/6688/P	11 March 2011	16,265
R5 North	2011/0431/P; 2011/4263/P	08 April 2011; 10 October 2011	14,214 ⁶
Subtotal (210,000 sqm by December 2015)			212,072
Building B3	2011/4090/P; 2012/6537/P	04 November 2011; 21 January 2013	20,382 ⁷
Building B1	2011/4713/P	24 November 2011	43,097
Building E1	2012/4147/P	23 October 2012	4,015
Building P1	2012/4741/P	7 December 2012	29,619
Subtotal (280,000 sqm by December 2018)			309,185
Regeneration House	2012/4937/P	12 November 2012	1,002 ⁸
Building T1	2013/0405/P	22 March 2013	30,619 ⁹
R5 South	2013/1573/P	07 June 2013	8,376
Building T5	2013/2481/P	05 July 2013	8,964
Subtotal (350,000 sqm by December 2021)			358,146
Zone A	2013/4001/P	17 September 2013	85,837
Building P1 Minor Amendments	2014/0691/P	18 March 2014	-19
Midlands Goods Shed and Canopies	2014/1433/P	Not yet determined	7,223
German Gymnasium (zone D)	2014/1455/P	12 May 2014	1,225
Pavilion G1 Minor Amendments (to Eastern Goods Yard Submission)	2014/2447/P	12 May 2014	-46
Building B6 Revised Reserved Matters	2014/4125/P	Not yet determined	-256 ¹⁰
Proposed: Building B1 (This submission)	This submission	Not yet determined	-17
Total floorspace approved / submitted to date			452,093

Table 1 - Floorspace approved and submitted to date, KXC (sqm GEA)

1. This figure includes the additional 180 sqm approved in the later submission for minor amendments to the approved Eastern Goods Yard building, reference 2011/6440/P

2. This figure includes the additional 78 sqm approved in the later submission for minor amendments to the B2 scheme, reference 2012/0902/P.

3. This figure includes the additional 247 sqm approved in the later submission for minor amendments to the B4 scheme, reference 2012/0907/P.

4. This figure reflects the additional 20 sqm approved in the later submission for minor amendments to the approved Great Northern Hotel scheme, reference 2011/0049/P.

5. This figure represents the floorspace of Building T6 below the outline parameter height of 67m AOD as per the S106 Agreement dated 11 January 2011.

6. This figure includes the reduction of 23 sqm GEA approved in the subsequent submission for minor amendments to the R5 North scheme (ref. 2011/4263/P).

7. This figure includes the reduction of 22 sqm GEA approved in the later submission for minor amendments to Building B3, reference 2012/6537/P

8. This figure includes 330 sqm at ground floor of Regeneration House. The ground floor uses were not specified as part of this submission, but were sought separately in application for change of use.

9. This submission represents revised details for Building T1 and replaces an earlier scheme approved in 2009 (ref. 2009/0415/P)

10. The current Building B6 proposal is for 20,597 sqm, which is a reduction in 256 sq m from that previously approved for Building B6 (ref. 2010/0870/P)

3. Compliance Report

3.02 Condition 16 - Urban Design Report

“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant DesignGuidelines.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 16

An Urban Design Report formed part of the original B1 Reserved Matters submission. That document demonstrated the underlying approach to the design of Building B1 and how the relevant Design Guidelines attached to the Outline Planning Permission have been observed.

The proposed minor amendments seek to follow the design principles and objectives set out within that report, resulting in a more efficient floorplan and a more comfortable environment for users.

The following paragraphs set out the proposed changes and design rationale in more detail as an addendum to the approved Urban Design Report.

On the West Elevation, the glazed fractures have been reviewed and some shadow boxes have been inserted to meet the required acoustic performance of the curtain walling system. The visual appearance of these fractures remains the same as the shadow boxes merge into the glazing.

Entrances

As part of the approved scheme, B1 included a central atrium providing two entrances on the east and west facades with a permeability through the building and a presence on both Pancras Road and Pancras Square.

An additional Revolving door has been introduced to the main entrance in order to be more efficient in terms of traffic.

Another aspect of this amendment, is the width of the main entrance in order to provide a more important transparence and visibility through the atrium and to manage the movement through the entrances.

Cores

The arrangement of the core areas has been reconfigured after review for the occupational market. The original unisex toilet arrangement has been replaced by a traditional gender split arrangement from the first to the eleventh floors.

Facades

Ground Floors:

The door arrangements on both Lower and Upper Ground have been revised and rationalised.

The design of the kiosk, a small retail unit activating the north frontage has been developped in order to be as integrated as possible into the glazed curtain wall.

Facade reveals:

Some areas of louvres to facilitate future fit out works have been integrated with the reveals of the facade. The detail consists of some black anodised architectural louvres matching the finish of the adjacent panels.

3. Compliance Report

3.03 Condition 19 - Access Statement

“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:

- (a) address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;
- (b) highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and
- (c) include a project programme for that building or phase, to identify the key stages at

which important decisions affecting inclusivity and accessibility will be made.

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 19

A separate Access Statement was approved as part of the Building B1 Reserved Matters submission. That statement fulfilled the requirements of Condition 19, including how the principles set out in the site-wide Access and Inclusivity Strategy have been applied in bringing forward B1.

The design concept approved for B1 in 2011 is not materially altered by the proposed amendments. As such this section does not constitute a full Access Statement. Rather it deals with accessibility on an exceptions only basis, picking up those areas of the building that are directly affected by the amendments.

Entrances and Reception Lobby

The main reception area for the building has been increased in width. This additional space will allow adequate width for movement and reception fittings (e.g. a desk and seating). To facilitate the traffic, an additional revolving door has been introduced to the main entrance.

Cores and Toilet Areas

As explained in section 3.02 the original unisex toilet arrangement has been replaced by a traditional gender split arrangement from the first to the eleventh floors. This change retains the same number of accessible cubicle which complies with Part M of the Building Regulations and BS8300:2001.

3.04 Condition 27- Floor Plans

“Details and particulars including floorspace figures, floor plans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 27

The substitute plans and drawings in Part 2.0 of this document provide the revised floorplans, layout and access details required by this Condition. For ease, the drawing package comprises the relevant approved and substitute drawings, with separate annotated plans and elevations provided for information to clearly identify the proposed amendments.

Table 2 summarises the floorspace figures floor by floor and shows that the proposed amendments (specifically the reconfiguration of the core and lower ground floor and alterations to the 10th floor) will result in a net reduction of 17m2 GEA and thus a revised overall floorspace of 43,080m2 GEA.

Overall, the increase in floorspace is not considered to be material. As described in Section 3.2, the change proposed will improve the quality and efficiency of the office floorspace proposed and create a more comfortable and attractive lobby area.

The methodology used to calculate the revised floorspace figures in Table 2 is the same as that applied to the original reserved matters submission. In particular, plant, infrastructure and utility elements are all excluded from the total floorspace figures in accordance with Table 1 and Annex B of the Outline Planning Permission.

For the avoidance of doubt the areas shown in this table and throughout this report do not include the additional space at lower ground floor level for which planning permission has been granted for Class A4 (bar) use in connection with a potential tenant for this unit (planning permission reference 2014/2562).

Floor	Office (B1) GEA	A1-A5 GEA	Other GEA	Basement GEA	Total GEA	Total Excluding Basement GEA
Basement	0	0	0	4,337	4,337	0
Mezzanine	0	0	170	1,461	1,631	170
Lower Ground	(+12) 1,378	22	(-17) 875	(+3) 1,355	(-2) 3,630	(-5) 2,275
Upper Ground	(-14) 2,580	978	0	0	(-14) 3558	(-14) 3558
1st	(-3) 3,719	0	0	0	(-3) 3719	(-3) 3719
2nd	(-2) 3,974	0	0	0	(-2) 3974	(-2) 3974
3rd	(-2) 3,974	0	0	0	(-2) 3974	(-2) 3974
4th	(-2) 3,974	0	0	0	(-2) 3974	(-2) 3974
5th	(-2) 3,974	0	0	0	(-2) 3974	(-2) 3974
6th	(-2) 3,984	0	0	0	(-2) 3984	(-2) 3984
7th	(-2) 3,874	0	0	0	(-2) 3874	(-2) 3874
8th	(-1) 3,003	0	0	0	(-1) 3003	(-1) 3003
9th	(-1) 3,003	0	0	0	(-1) 3003	(-1) 3003
10th	(+20) 2,155	0	0	0	(+20) 2,155	(+20) 2,155
11th	(-1) 1,443	0	0	0	(-1) 1,443	(-1) 1,443
Total	(0) 41,035	1,000	(-17) 1,045	(+3) 7,153	(-14) 50,233	(-17) 43,080

Table 2 - Proposed Floor Space at Building B1, noting changes in relation to previous reserved matters submission at B1 in brackets (2011/4713/P)

3.05 Condition 33 – Development To Be Carried Out In Accordance With Permission – Floorspace Permitted Site-wide)

“The total floorspace constructed and used pursuant to this outline planning permission shall not exceed 713,090 sqm gross external area, provided that this total floorspace excludes:

- (a) basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached;
- (b) infrastructure and utilities forming part of and supporting the development including the substations, transformers, waste storage and ancillary recycling facilities;
- (c) rooftop plant;
- (d) the district gas governor; and
- (e) car parking other than the multi storey car park.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 33

The proposed reduction in floorspace of 17m2 arising from the proposed minor amendments is incorporated into the revised B1 floorspace and shown cumulatively against other approved/submitted KXC schemes in Table 3.

Taking into account the B1 minor amendments the total floorspace submitted/approved amounts to 452,093 sqm GEA. The site wide figure of 713,090sqm prescribed by Condition 33 is thus not exceeded.

Site	Floorspace GEA (sqm)
North of Regents Canal	
Eastern Goods Yard	55,324
Building R2	48,522
Building R4	11,761
R5 North	14,214
R5 South	8,376
Building T1	30,619
Building T5	8,964
Building T6	16,292 ¹
Building P1	29,600 ²
Building J	16,265
Regeneration House	1,002
Midlands Goods Shed and Canopies	7,223
Sub-Total	248,162
South of Regents Canal	
Building B2	7,176
Building B4	17,071
Building B6	20,597
Great Northern Hotel	4,548
Building B3	20,382
Building E1	4,015
Zone A	85,837
German Gymnasium	1,225
Proposed: Building B1 (This Submission)	43,080
Sub-Total	203,931
Total floorspace approved / submitted to date	452,093

Table 3 - KXC Site-wide cumulative floorspace totals (sqm GEA)

1. This figure represents the floorspace below the outline parameter height of 67m AOD.
2. This figure reflects the 19 sqm (GEA) reduction proposed as part of the minor amendments submission for the approved P1 scheme (no ref. yet available).

3.06 Condition 34 – Development To Be Carried Out In Accordance With Permission – Floorspace Permitted South of the Regent’s Canal)

“The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regent’s Canal shall not exceed 468,480 sqm gross external area and south of Regent’s Canal shall not exceed 244,250 sqm gross external area.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies and policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 34

As stated previously, the proposed amendments result in a slight reduction in the total floorspace of Building B1 of 17m2, to 43,080 sqm (GEA). When this is considered alongside the approved / submitted floorspace for the other buildings south of the canal (i.e. the Great Northern Hotel, Buildings B2, B3, B4 and B6, Building E1, Zone A and the German Gymnasium) this equates to a cumulative figure of 203,931 sqm (GEA). On that basis, the limit for the southern area of 244,250m2 will not be exceeded.

Site	Floorspace
Building B2	7,176
Building B3	20,382
Building B4	17,071
Building B6	20,597
Great Northern Hotel	4,548
Building E1	4,015
Zone A	85,837
German Gymnasium	1,225
Proposed: Building B1 (This submission)	43,080
Total floorspace submitted / approved	203,931

Table 4 - KXC cumulative floorspace totals south of the Regent's Canal (sqm GEA)

3.07 Condition35–DevelopmentToBeCarriedOut In Accordance With Permission – Uses Permitted

“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:

- (a) Business and employment uses within Class B1;
- (b) Residential uses within Class C3 and student accommodation and a residential home within Class C2;
- (c) Hotel use within Class C1 and serviced apartments (sui generis outside of Class C3);
- (d) Shopping, food and drink uses within Classes A1, A2, A3, A4 and A5;
- (e) Uses within Class D1;
- (f) Cinema use(s);
- (g) Uses within Class D2, and nightclub uses and casino use;
- (h) A multi storey car park;
- (i) Other miscellaneous uses, including public bicycle interchange/storage facilities, substations, transformers, waste storage and recycling facilities and the gas governor.

and the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regent’s Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with the notes 4 to 13 inclusive.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 35

Table 5 shows that the revised floorspace totals for the uses in Building B1 together with those approved/submitted for other areas south of the Regent’s Canal, would not exceed the maximum figures for the relevant land uses applying within that area, as set out in Table 1 to the Outline Planning Permission. It should be noted that there is no change to the Class B1 (Office) proposed total.

Site	Office (B1) GEA sqm	Residential C3 GEA sqm	Hotel C1 GEA sqm	Retail A1-A5 GEA sqm	Non-residential Institution (D1) GEA sqm	Assembly and Leisure (D2) GEA sqm	Other ¹ GEA sqm
Proposed: Building B1 (This submission)	41,035	0	0	1,000	0	0	1,045
Building B2	5,774	0	0	287	0	0	68
Building B3	16,892	0	0	0	1,912	2,906	0
Building B4	13,613	0	0	1,127	0	0	0
Building B6	19,038	0	0	1,401	0	0	0
Great Northern Hotel	0	0	4,515	33	0	0	0
Building E1	3,798	0	0	217	0	0	0
Zone A Building	80,889	0	0	4,948	0	0	0
German Gymnasium	0	0	0	1,225	0	0	0
Total	181,039	0	4,515	10,238	1,912	2,906	1,113
Maximum Permitted Area for South of Regents Canal	221,510	2,200	32,625	15,060	3,950	4,455	1,375

Table 5 - Cumulative floorspace at KXC south of the Regents Canal by Land Use (sqm GEA)
¹Other relates to service entrances, access to London Underground Ltd facilities and bicycle interchange/storage facilities.

3.08 Condition 36—Development To Be Carried Out In Accordance With Permission – Uses Permitted

“Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, within the maxima set out in condition 35, will be distributed between the Development Zones in accordance with the maximum floorspace allocations in Annex B attached subject to Annex B (north and south of the canal) being read together with the notes excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes excluding note 15.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 36

Annex B of the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone. Table 6 below demonstrates that there is no change in the B1 (office) floorspace in Building B1. Consequently the maximum figures of the relevant land uses applying within Development Zone B are not exceeded.

Use	Office B1 GEA sqm	Residential C3 GEA sqm	Hotel C1 GEA sqm	Retail A1-A5 GEA sqm	Non- residential Institution (D1) GEA sqm	Assembly and Leisure (D2) GEA sqm	Other ¹ GEA sqm
Building B2	5,774	0	0	287	0	0	68
Building B3	16,892	0	0	0	1,912	2,906	0
Building B4	13,613	0	0	1,127	0	0	0
Building B6	19,038	0	0	1,401	0	0	0
Proposed: Building B1 (This submission)	41,035	0	0	1,000	0	0	1,045
Total	96,352	0	0	3,815	1,912	2,906	1,113
Maximum Permitted Area for South of Regents Canal	221,510	2,200	32,625	15,060	3,950	4,455	1,375

Table 6 - Cumulative floorspace totals in Zone B at KXC, by Land Use (sqm GEA)
1. 'Other' relates to service entrances, access to London Underground Ltd facilities and bicycle interchange/storage facilities.

3.09Condition37–BasementFloorspace

“The basement floorspace to be constructed in accordance with this permission, and specifically with conditions 33 and 35 shall be constructed in accordance with condition 31(k) above and shall not exceed 83,500sqm gross external area in total (comprising 32,000sqm gross external area to the south of the Regent’s Canal and up to 51,500sqm gross external area to the north of the Regents Canal).

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 37

The basement floorspace proposed under this submission totals 7,153 m2 GEA.

The amount of new basement floorspace already approved is shown in table 7 below. Taking into account the revised B1 basement the cumulative total of new basement floorspace approved or submitted to date across the Kings Cross Central site is 41,181 m2 GEA.

The combined total basement floorspace for Zone B, Zone A, Building E1, the Shared Service Yard and the Great Northern Hotel falls well below the total of 32,000 sqm permitted in the area to the south of the Regent’s Canal.

This information allows the LPA to monitor the position with new basement floorspace provided and does not require approval.

Site	Floorspace GEA sqm
North of Regents Canal	
Eastern Goods Yard	2,444
Building R2	3,883
Building J	2,267
Building P1	2,751
Regeneration House	252
R5 South	1,838
Sub-total	13,435
South of Regents Canal	
Shared Service Yard	1,907
Zone B Basement	8,335
Great Northern Hotel	1,259
Building E1	515
Building B3	1,342
Zone A development	7,235
Building B6	1,239
Proposed: Building B1 (This submission)	7,153
Sub-total	28,985
Overall total KXC	42,420

Table 7 - KXC Basement floorspace approved or submitted

3.10Condition49–DevelopmentToBeCarriedOutInAccordance With Planning Permission – Car Parking Standards

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the following:

- a) maximum car parking/storage standards:
 - i) Residential:800spacesfor1,700residentialunitsatanaverageratio of 0.47 per unit across all unit types and tenures;
 - ii) StudentHousing:25spacesfor650unitsatan average ratio of 1.26 units;
 - iii) Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage). Hotel resident parking at 1 space per 750 sqm north of canal;
 - iv) Class D1/D2 uses;
 - 1 space per 1,500 sqm gross floor area south of canal
 - 1 space per 1,000 sqm gross floor area north of canal

Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours;

- v) Class B1 uses;

Staff/operational parking at 1 space per 1,500 sqm gross floor area south of canal

Staff/operational parkingat 1 space per 1,250sqmgrossfloorareanorthof canal;

- vi) Classes A1 to A5 inclusive uses;
 - 1 space per 1,500 sqm gross floor area south of canal;
 - 1 space per 1,000 sqm gross floor area north of canal;
- b) these standards shall apply to the overall development including parking provided along new streets within the built development; within the multi- storey car park in Development Zone T and within the basements and any undercrofts of buildings;
- c) 5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards; and
- d) thestandardsexcludeprovisionforcitycarclubspaces(suchspaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.

Reason: To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies KC6, KC7, TI, T7, T9, TI0 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 49

No changes to car parking arrangements are proposed. 27 spaces remain, two of which will be for disabled users.

Condition 49 permits up to 1 space per 1,500sqm of office development, in the area south of the Regent’s Canal. A total of 41,035 sqm of office space is provided, which equates to a maximum level of car parking provision of 27 spaces, as set out in Table 8.

These details meet the requirements of condition 49.

Use	Office (Class B1)
Floorspace	41,035
Spaces:floorspace	1 : 1,500sqm
Maximum Provision	27.39
Actual Provision	27

Table 8 - Car parking provision

3.11 Condition51 -DevelopmentToBeCarriedOutInAccordance With Planning Permission – Cycle Parking

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the cycle parking/ storage standards as set out in Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Reason: To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with the Environmental Impact Assessment, in accordance with policies KC6, T3 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 51

No changes to employee cycle parking and storage will be made. 190 cycle parking spaces and associated storage spaces remain provided at basement mezzanine level.

When considered against the total floorspace for Building B1, the proposed number of spaces will meet the minimum requirement for staff spaces based on the Unitary Development Plan Standards referred to in the condition (1 space per 250 sqm over a threshold of 500 sqm). Table 9 illustrates this.

Use	Office (Class B1)	Retail (A1-A5)
Floorspace	41,035	1,000
Spaces:floorspace	Staff 1 : 250, or part Visitor 10% of visitors	Staff 1 : 250 Customers 1 : 250
Target Provision	164 staff 6 visitor	4 Staff 4 Customers
Actual Provision	174 staff 6 visitor	5 Staff 5 Customers

Table 9 - Cycle parking provision

3.12 Section 106 Legal Agreement Section GG – Bicycle Storage Facility

“Accommodation of not less than 810 sqm GIA in the lower ground floor of Plot B1 as shown on attached drawing KXC005 Rev T for use as a public bicycle interchange/storage facility.”

Response to Section GG

The minor amendments proposed do not affect the provision of the Bicycle Storage Facility. An area of 875m² GEA (810 sqm GIA) continues to be provided, meeting the requirements of Section GG.

The area proposed for the Bicycle Storage Facility is the same as that shown in the application for a Certificate of Lawfulness for the use of the Bicycle Storage Facility (Certificate reference 2012/5872/P).