

Delegated Report		Analysis sheet		Expiry Date:		03/12/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Jennifer Walsh				2014/6394/P			
Application Address				Drawing Numbers			
Eastern Goods Yard University of the Arts Kings Cross Central - Main site London				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of staircase required by condition 4 (hard landscaping materials), cycle parking required by condition 14 and green roof required by condition 15 of planning permission 2007/5228/P dated 08/04/08 (for reserved matters relating to redevelopment of the Eastern Goods Yard Zones L and G)							
Recommendation(s):		Approve details for conditions 4, 14 and 15					
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 No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
CAAC/Local groups comments:	N/A						
Site Description							
The Eastern Goods Yard lies to the north of Regent's Canal within the heart of the King's Cross Central development. It is currently accessed off the west side of York Way via Wharf Road which penetrates into the site. The Pavilion, which this application relates to, is currently under construction.							
Relevant History							
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. **Granted subject to S106 on 22nd December 2006.**

2007/5228/P: Reserved matters relating to The Eastern Goods Yard (Development Zones L and G) pursuant to conditions 2, 3, 6, 7, 10, 12, 16 to 23 (incl), 25 to 28 (incl), 31, 32, 35 to 38 (incl), 45 46, 48, 49, 51, 55, 56, 59, and 64 to 68 (incl) of planning permission granted subject to a section 106 legal agreement dated 22nd December 2006 (ref. 2004/2307) (outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area). **Granted 8th April 2008.**

2010/5611/P: Submission of details of paving, granite setts and kerb stones pursuant to partial discharge of condition 4 of planning permission 2007/5228/P dated 08/04/2008 relating to reserved matters to The Eastern Goods Yard (Development Zones L and G). **Granted 24th December 2010.**

Relevant policies

NPPF 2012

London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

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

DP16 The transport implications of development

DP22 Promoting sustainable design and construction

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, open space, sport and recreation

Supplementary Planning Policies

CPG1 Design

CPG7 Transport

CPG8 Planning Obligations

Assessment

Proposal

The applications relates to approval of details pursuant to: *Reserved matters relating to The Eastern Goods Yard (Development Zones L and G) pursuant to conditions 2, 3, 6, 7, 10, 12, 16 to 23 (incl), 25 to 28 (incl), 31, 32, 35 to 38 (incl), 45 46, 48, 49, 51, 55, 56, 59, and 64 to 68 (incl) of planning permission granted subject to a section 106 legal agreement dated 22nd December 2006 (ref. 2004/2307) (outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area).*

It is noted that condition 7 and 18 have been withdrawn from this application and will be resubmitted at a later date. Therefore, no details relating to these two conditions have been considered within this application.

The specific conditions are stated below:

Condition 4 states: *Sample panels of typical paving, setts, cobbles and other hard landscape surface treatments across the site shall be submitted to and approved by the local planning authority before the relevant works are commenced. The samples shall demonstrate all materials and typical variations of pattern relationships within those materials. The relevant work shall be carried out in accordance with such approved details and thereafter retained.*

Pavilion G1 is a brick faced building and the external staircase to the south of the building is to be clad in the same brick as the façade; namely Peterson Tegl Kolumba. The handmade bricks have been examined on site as part of the previous application 2014/3937/P and the conservation officer is happy with the continuation of bricks for this element of the building.

The details submitted with the application are considered to be acceptable. The remaining elements of condition 4 were resolved by 2010/5611/P. As such all details of the condition are considered to be acceptable.

Condition 14 states: *Details of the location, phasing and design of the bicycle parking spaces within the Eastern Transit Shed, Western Transit Shed and the public realm shall be submitted to and approved by the local authority prior to the occupation of the relevant part of the development, such that on completion of the Granary Complex and associated public realm, the development will provide a total of 471 secure cycle spaces. The appropriate number of spaces shall be provided as approved prior to occupation of the relevant part of the development in accordance with the approved phasing and thereafter permanently maintained and retained, unless prior written consent to the contrary has been given by the local planning authority.*

A detailed plan has been submitted showing the location of the Bicycle Parking and the final landscaping scheme for the Eastern Goods Yard. Detailed information has been submitted in relation to the exact location, the access points for the bike as well as the security of parking. The Transport Officer has assessed this information and is happy that the details submitted address the condition. The details submitted with the application are considered to be acceptable.

Condition 15 states: *Prior to first occupation of the Pavilion a plan showing details of the green or brown roof including species, planting density, substrate and a section at scale 1:20 showing the adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the LPA. The green roof shall be fully provided prior to occupation of the Pavilion, in accordance with the approved details and maintained in accordance with the approved scheme of maintenance.*

During the process of the application, the Tree Officer commented that there should be a greater variety of plants forming the proposed green roof. In response to the comments received, enhancements have been made to the species mix, with wildflowers being introduced as plug plants. It is considered that such enhancements to the proposed species mix will also have an aesthetic benefit to the proposal. The details submitted with the application are considered to be acceptable.