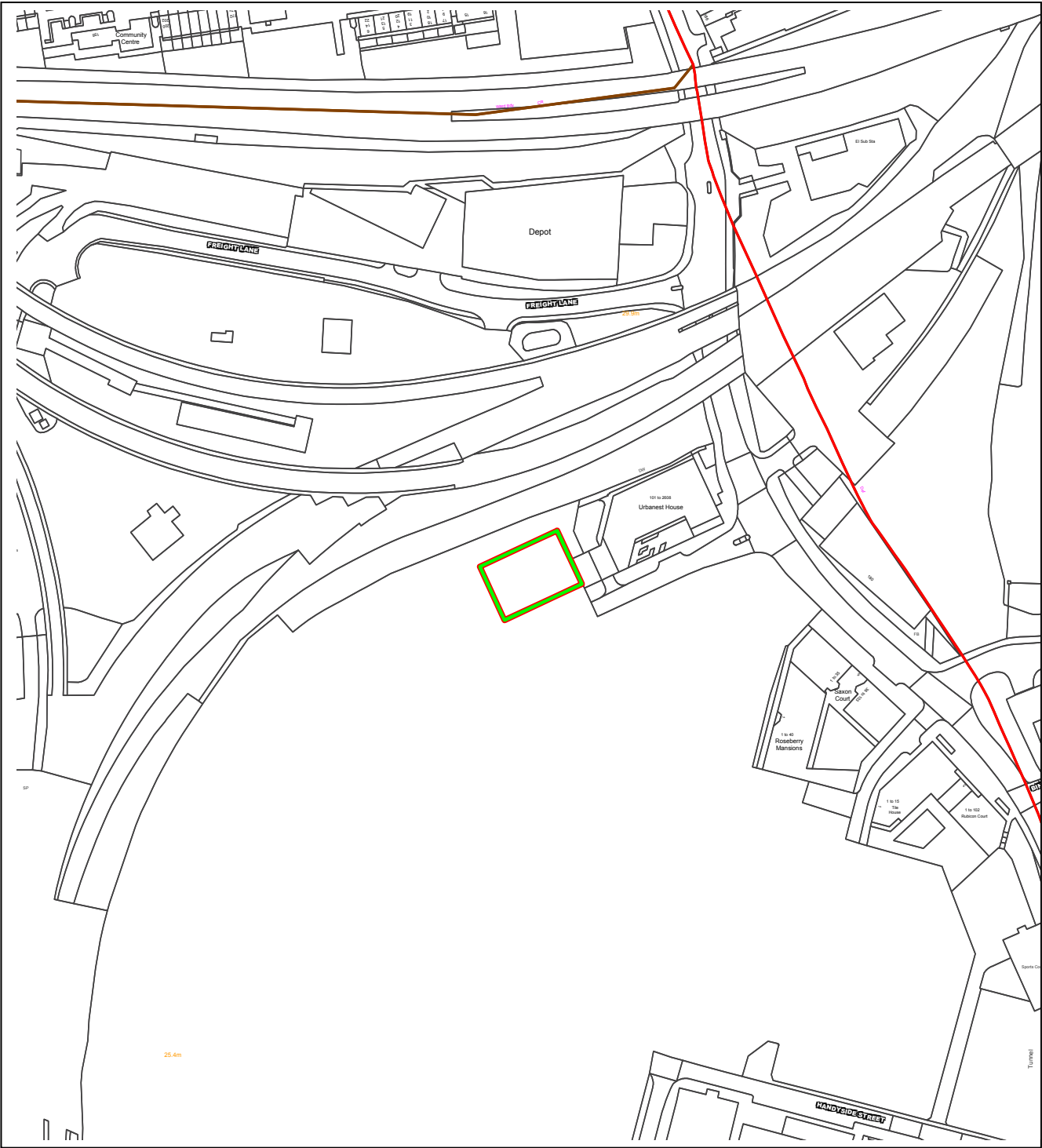


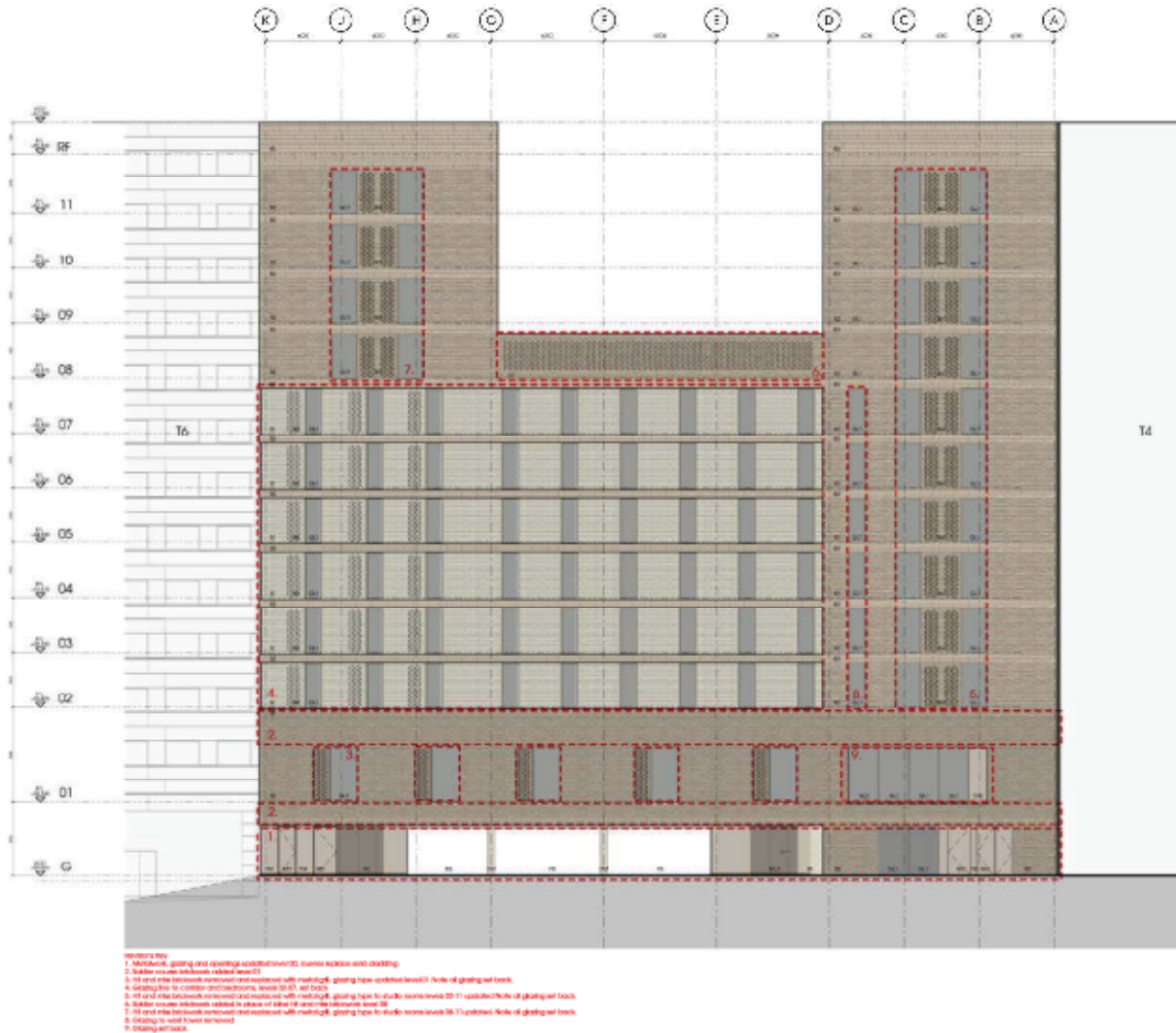
2014/7546/P – T5, Kings Cross Central
Site location plan



2014/7546/P - Building T5, King's Cross Central

Approved and proposed plans comparison

1. Approved north elevation

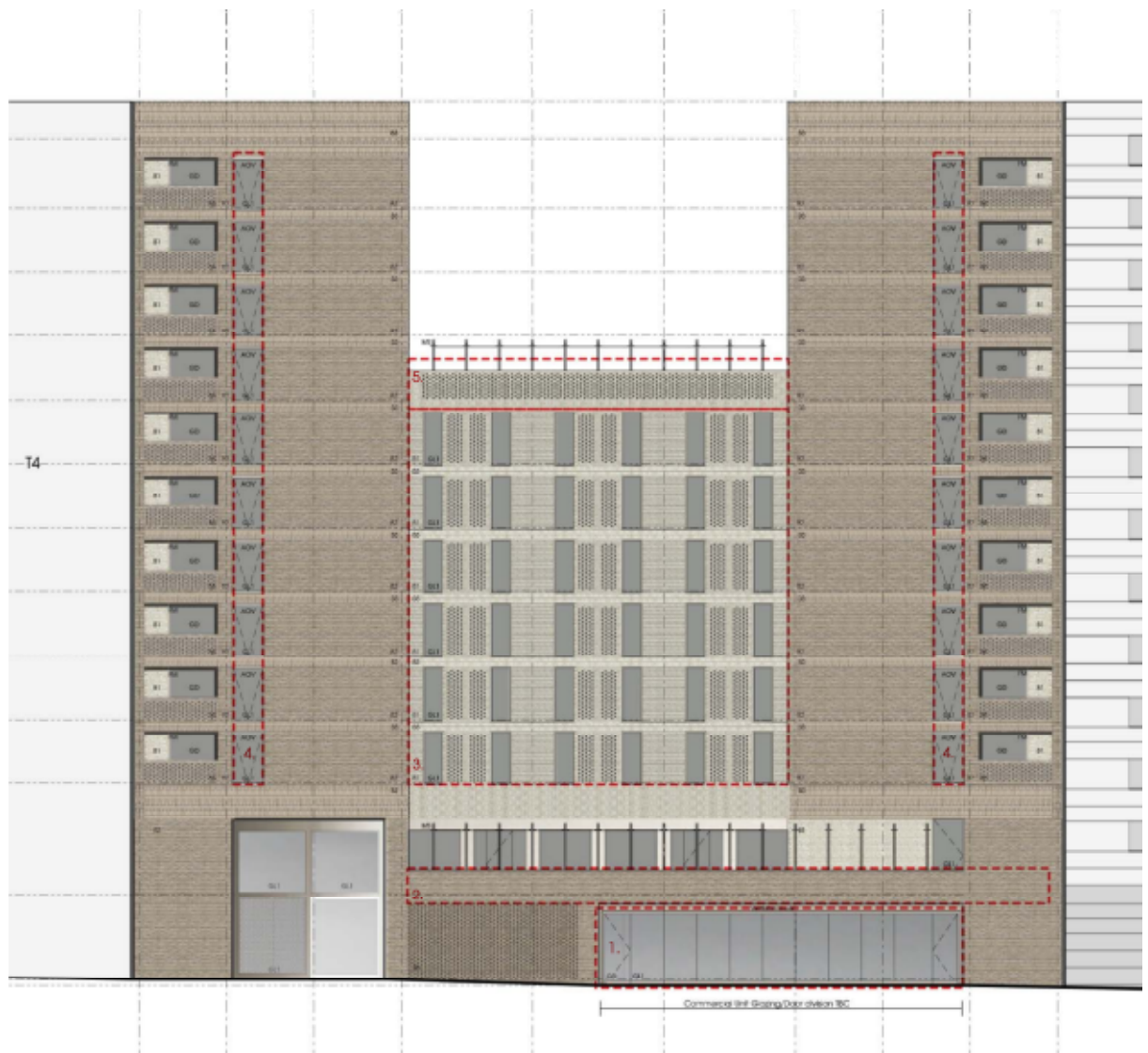


2. Proposed north elevation

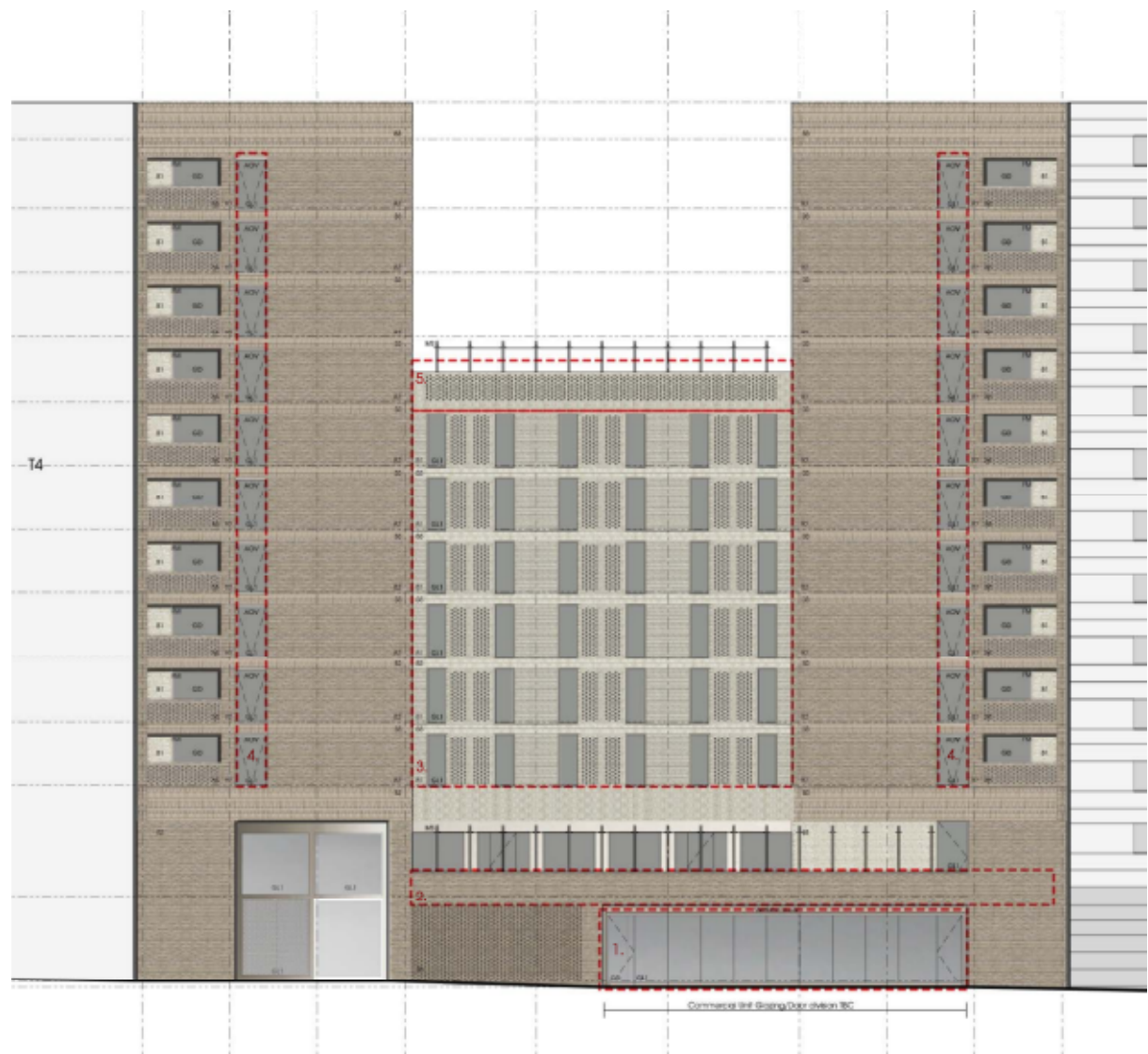


1. Reinforce, glazing area openings, provide over the ground floors and exterior.
 2. Staircase, glazing area openings, provide over the ground floors and exterior.
 3. Reinforce, glazing area openings, provide over the ground floors and exterior.
 4. Glazing area to provide ground floors, level 02-03, all levels.
 5. Reinforce, glazing area openings, provide over the ground floors and exterior.
 6. Reinforce, glazing area openings, provide over the ground floors and exterior.
 7. Reinforce, glazing area openings, provide over the ground floors and exterior.
 8. Reinforce, glazing area openings, provide over the ground floors and exterior.
 9. Reinforce, glazing area openings, provide over the ground floors and exterior.
 10. Glazing area to provide ground floors, level 02-03, all levels.

3. Approved south elevation



4. Proposed south elevation



6. Proposed east elevation



Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	04/03/2015
		N/A		Consultation Expiry Date:	14/01/2015
Officer			Application Number(s)		
Jenna Litherland			2014/7546/P		
Application Address			Drawing Numbers		
Building T5 King's Cross Central York Way London N1C			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Minor amendments to reserved matters approval granted 5/7/2013 (ref: 2013/2481/P) for erection of a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor. Matters addressed by this submission entail associated details in compliance with condition nos. 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67 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). The amendment relate to treatment of the facades.					
Recommendation(s):		Approve reserved matters subject to conditions and approve conditional details.			
Application Type:		Approval of Reserved Matters			

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:	<p>3 site notices were displayed from the 19/12/2014 until 09/01/2015 and a press notice was published in the Camden New Journal 19/12/2014 (expired 14/01/2015)</p> <p>No representations have been received.</p>					
CAAC/Local groups comments:	<p>Regents Canal and Kings Cross CAACs and the Kings Cross Development Forum were consulted however no responses has been received.</p>					

Site Description

Plot T5, located within the Development Zone T, is located at the north end of the wider King's Cross Central Masterplan site. The plot is bounded by buildings T4 and T6 to the East and West, the latter received full planning permission in 2010 (ref. 2010/4468/P) and is now built out and occupied. T4 has not been subject to any detailed design. The site faces south onto Canal Reach, which follows the curved crescent created by Development Zone T. To the north the plot is bounded by the Zone T service road, which will be accessed via portal openings within the T1 and T6 façades. Further north is the railway embankment that supports the Channel Tunnel Rail Link (CTRL) and the High Speed 1 (HS1) train lines.

Building works are currently underway to erect building T5 as per approval ref: 2013/2481/P. The site is located some distance away from the nearest conservation area, being the Regents Canal Conservation Area to the south and west. The Kings Cross Conservation Area is located to the south of Regent's Canal.

Relevant History

2013/2481/P: Submission of reserved matters relating to Development Zone T5 to construct a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor. Matters addressed by this submission entail associated details in compliance with condition nos 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67 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). **GRANTED** 05/07/2013

- NB: The current application seeks amendments to this approval.

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** 22/12/2006.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

LDF Core Strategy (CS) and Development Policies (DP)

- CS1 – Distribution of growth
- CS2 – Growth areas
- CS5 – Managing the impact of growth and development
- CS7 – Promoting Camden's centres and shops
- CS8 – Promoting a successful and inclusive Camden economy
- CS9 – Achieving a successful Central London
- CS10 – Supporting community facilities and services
- CS11 – Promoting sustainable and efficient travel
- 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
- CS16 – Improving Camden's health and well-being
- CS17 – Making Camden a safer place
- CS18 – Dealing with our waste and encouraging recycling

CS19 – Delivering and monitoring the Core Strategy

DP1 – Mixed use development

DP6 – Lifetime homes and wheelchair housing

DP9 - Student housing, bedsits and other housing with shared facilities

DP10 – Helping and promoting small and independent shops

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP13 – Employment premises and sites

DP15 – Community and leisure uses

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP20 – Movement of goods and materials

DP21 – Development connecting to the highway network

DP22 – Promoting sustainable design and construction

DP23 – Water

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

DP29 – Improving access

DP30 – Shopfronts

DP31 – Provisions of, and improvement to, open space and outdoor sport and recreation facilities

DP32 – Air quality and Camden's Clear Zone

Supplementary Planning Policies

Camden Planning Guidance (updated 2013)

Assessment

1. Proposal

- 1.1. This application is for minor amendments to the reserved matter approval for erection of a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor at block T5 of the Kings Cross Central site (reference: 2013/2481/P).
- 1.2. The form, massing, building height and arrangement of key spaces within the building remain the same as that previously approved.
- 1.3. The proposed amendments relate to treatment of the façades and are described in more detail below:

North elevation

- reconfiguration of the metalwork, glazing and openings at the ground floor;
- addition of an extra band of a soldier course brickwork at level 1;
- removal of 'hit and miss' brickwork, and addition of a combination of stretcher bond brickwork and lightweight aluminium grills to the windows of the studios. These are located at levels 2-11 on the western tower and levels 8-11 on the eastern tower, and also at first floor level within the areas of darker brick;
- amendments to soldier course brickwork bands at levels 2-7 within the 'carved' central section of the façade. The brickwork bands are now on the same plane as the glazing which has been set back and amended to a lighter colour to form a more consistent central 'carved' area;
- removal of line of glazing at levels 2-7 of the western tower of the façade; and
- amendments to the brickwork coursing at level 8. The blind 'hit and miss' brickwork has been amended to soldier coursing, consistent with the facade treatment elsewhere.

East Elevation

- amendment of the lighter setback brickwork at ground floor level. This has been amended to darker brick, in keeping with the rest of the facade;
- addition of an extra band of soldier course brickwork at level 1, consistent with the north facade;
- amendment to the soldier course banding within the lighter central 'carved' section of the facade at levels 2-7. The darker bands have been amended to bands of lighter brick soldier coursing at the same level as the glazing, consistent with the proposed northern facade; and
- removal of a line of glazing to the stair cores at levels 2 to 11.

South Elevation

- realignment of the glazing to the commercial unit at ground floor level;
- addition of an extra band of soldier course brickwork at level 1, consistent with the northern elevation and eastern elevation flank wall facades;
- setting back of the glazing of the south facing facade within the courtyard, to match the eastern and western facing facades of the courtyard at levels 2-11;

- slight reduction in the glazing size along the eastern and western towers; and
- amendments to the coursing of the brickwork located centrally at level 8. The blind 'hit and miss' brickwork has been changed to soldier coursing.

2. Assessment

- 2.1. The proposal relates solely to the elevational treatment, as such the main material consideration is design. No windows are being added which result in overlooking as such the proposal would not impact on neighbour amenity. The proposed amendments are not considered to impact on other material considerations which were taken into account in the assessment of the original proposal. For a full understanding of the assessment of the application please see the report for the original scheme, reference: 2013/2481/P.

Design

- 2.2. The amendments proposed are minor in nature and are in keeping with the concept of the original proposal which is to create a solid 'carved' volume and contrasting 'captured' space which is a creative solution to enable all rooms to have adequate access to daylight for a site of this depth. The primary volume of the building is formed of a darker brick 'skin' where as the recessed areas will be a lighter brick with a smoother finish. The amendments are in keeping with this concept and will enhance the contrast between the two spaces. The proposed amendments are considered to enhance the appearance of the building and create a sense of identity to the northern part of the Kings Cross Central site.
3. **Recommendation:** Approve reserved matters subject to conditions and approve conditional details.

DISCLAIMER

Decision route to be decided by nominated members on Monday 2 February 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ms Laura Murray
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4Ab

Application Ref: **2014/7546/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 3070

22 January 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Building T5
King's Cross Central
York Way
London
N1C**

DECISION

Proposal:

Minor material amendments to planning permission granted 5/7/2013 (ref: 2013/2481/P) for the Submission of reserved matters relating to Development Zone T5 to construct a 12 storey building comprising 198 student bedrooms on upper floors with roof terraces at first and eighth floors; and uses ancillary to the student accommodation, parking for 5 vehicles and a commercial/retail unit (class A1/A2/A3/D1) at ground floor. Matters addressed by this submission entail associated details in compliance with condition nos 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67 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). The amendment relate to treatment of the facades.

Drawing Nos:

Superseded plans: 426_00_232-P0; 426_00_233-P0; 426_00_234-P0; 426_00_314-P0.



Amended plans: 426_00_232-P1; 426_00_233-P1; 426_00_234-P1; 426_00_314-P1

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Building drawings: 426_00_001(Location Plan), _002(Site Plan), _200(Ground Floor Plan), _201(Level01), _202(Level02), _203(Level03), _204(Level04), _205(Level05), _206(Level06), _207(Level07), _208(Level08), _209(Level09), _210(Level10), _211(Level11), _212(Roof Plan), _220(SectionAA NorthSouth), _221(Section BB EastWest), _230(East Elevation/Section CC), _231(West Elevation/Section CC), _232-P1(North Elevation), _233-P1(South Elevation), _234-P1(East Elevation Flank Wall), _310(South Elevation Main Entrance), _311(Courtyard Level01 Detail), _312(Courtyard Elev/Sec Detail Upper Levels), _313(South Elevation Upper Level Balcony), _314-P1(North Elevation Typical Detail), _410(Pergola Detail) {All revision P0};

Landscape drawings: TOWN279.19(08): 5003R10 (Canal Reach Surface Finishes Plan), 5004r02 (Canal Reach Levels Plan), 3001r02 (T5 GroundFloor Tree Plan), 6101r00 (Canal Reach Paving Patterns), 6102r00 (Canal Reach Parking Bay Interface with Blacktop), 6103r00 (Canal Reach Uncontrolled Pedestrian Crossing Interface with Kerb), 6104r00 (Canal Reach Typical Manhole Cover Interface with Paving Varies), 6201r01 (Canal Reach Sandstone Paving Interface with Building), 6301r01 (Canal Street Tree Plan in Stone Paving), 6302r01 (Canal Reach Tree Pit Interface with Canal Street), 6401r01 (Canal Reach Bench Detail), 6402r00 (Canal Reach Cycle Stand Interface with Granite Setts), 6403r01 (Canal Reach Lighting Column); SK-C-081 RevE (JN1 Priority Junction Layout).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Prior to commencement on the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

(a) Details including sample panels of all external materials and finishes, including brickwork, windows, metalwork (including pergola and screening) and soffits to balconies;

(b) Details including samples panel of typical paving, setts and other hard landscape surface treatments. The samples to demonstrate all materials and typical variations of pattern relationships within those materials.

(c) Details of landscaping features and plant species to be incorporated within the terrace gardens at first and eighth floor levels;

Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The materials as approved under this condition shall be displayed in the form of a samples board to be retained on site until the relevant works have been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden LDF Core Strategy and policy DP24 of the London Borough of Camden LDF Development Policies (2010).

- 3 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to 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 details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden LDF Core Strategy (2010) and policy DP24 of the London Borough of Camden LDF Development Policies (2010).

- 4 Prior to commencement on the relevant part of the development hereby approved details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to 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 details thus approved. The works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden LDF Core Strategy (2010).

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing

Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

[http://www.camden.gov.uk/ccm/content/contacts/council-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 The following conditions on the outline permission (ref 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 33-36, 39, 40, 41, 43, 45-48, 49, 50A, 51, 56, 60, 62, 64-65, 66-67. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.
- 4 The Council's Nature Conservation Officer has advised that the bird and bat boxes should be integrated or embedded into the structure or façade rather than free hanging as this prolongs their longevity (condition 4).
- 5 You are advised to contact the Council to agree any supplementary ground investigations which you intended to undertake prior to work on them commencing. If the investigations uncover any previously unidentified ground contamination then you will need to agree appropriate remediation measures with the Council. You are reminded that you are required to give the local planning authority written notification of the commencement of any remediation works. Following the completion of any remediation measures, you are required by Section 16.9 of the Environmental Statement and in line with UK standard industry practice to produce a verification report that demonstrates the effectiveness of the remediation carried out. This would need to be submitted to the Council for its approval following completion of the earthworks and prior to the construction of any buildings or hard landscaping on the site (contact Anona Arthur, Environmental Health Team on tel. no. 020 7974 2990).
- 6 You are advised that the Council's Nature Conservation Officer would recommend that the brown roof has some spatial heterogeneity in the form of varied depths, with mounding features and a variety of particle sizes. A brown roof designed in this way will be more beneficial in terms of providing a diverse habitat.
- 7 You are advised that the Council's Nature Conservation Officer would recommend that plant species for the roof gardens should be selected for their ecological benefits and biodiversity provision to help attract wildlife and also recommends that trees are planted within the terrace areas to provide further biodiversity enhancements and visual amenity.
- 8 In the event that the commissioning institutions vacate the development you are advised that the Council expects the student accommodation to be solely provided for bona fide students studying for genuine higher education qualifications, consistent with informative 11 of the outline permission (Camden reference 2004/2307/P) which states "Student means any student enrolled on a full time or

part time higher education course with any London Borough where the provider of that course is funded by the Higher Education Funding Council for England (or its successor bodies) [and references to students hall shall be construed accordingly]".

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION