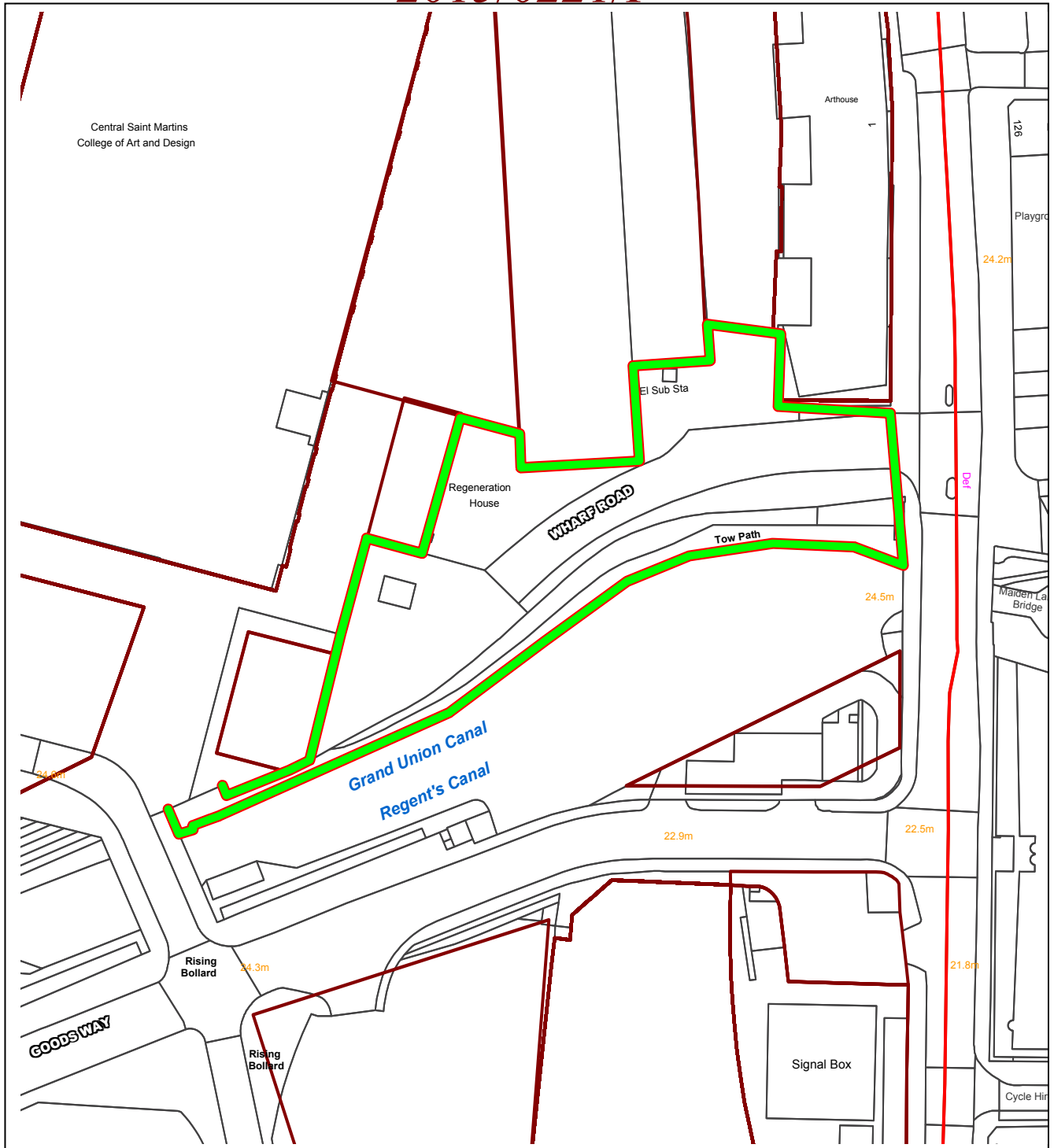


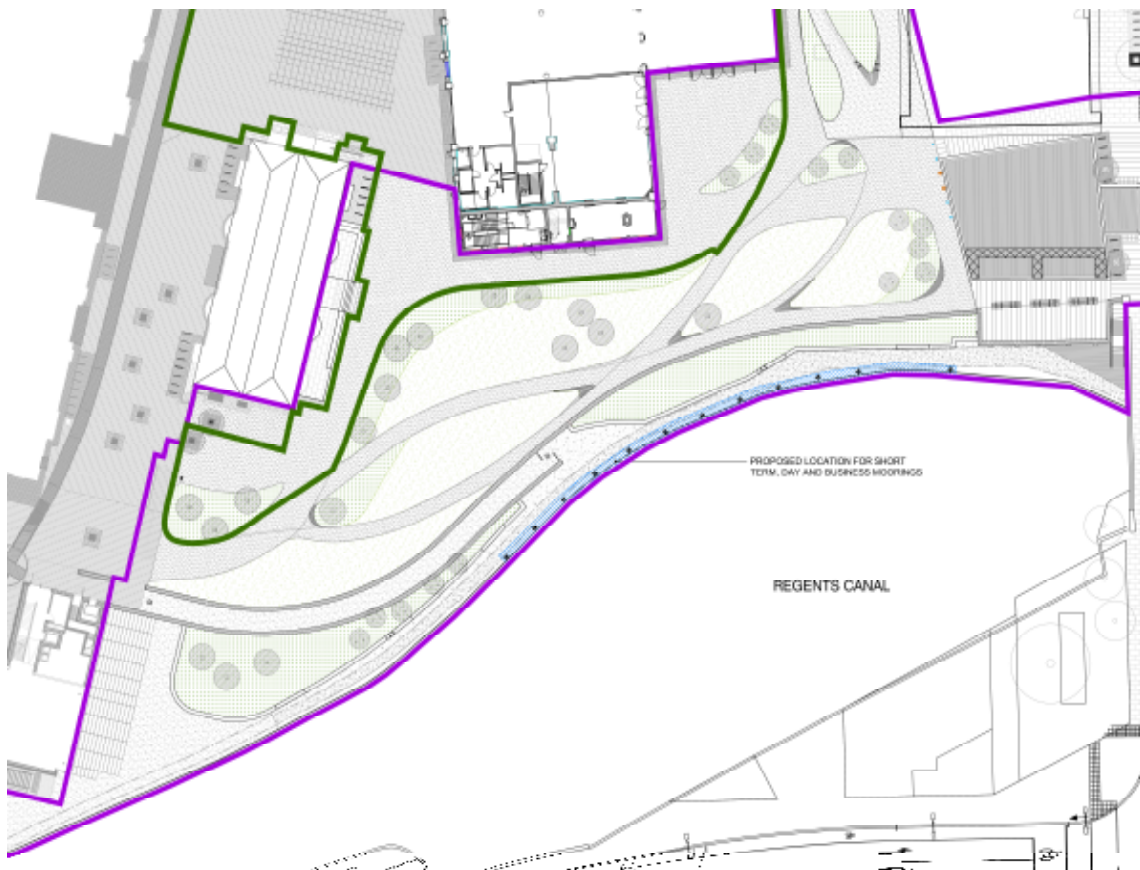
Wharf Road 2015/0221/P



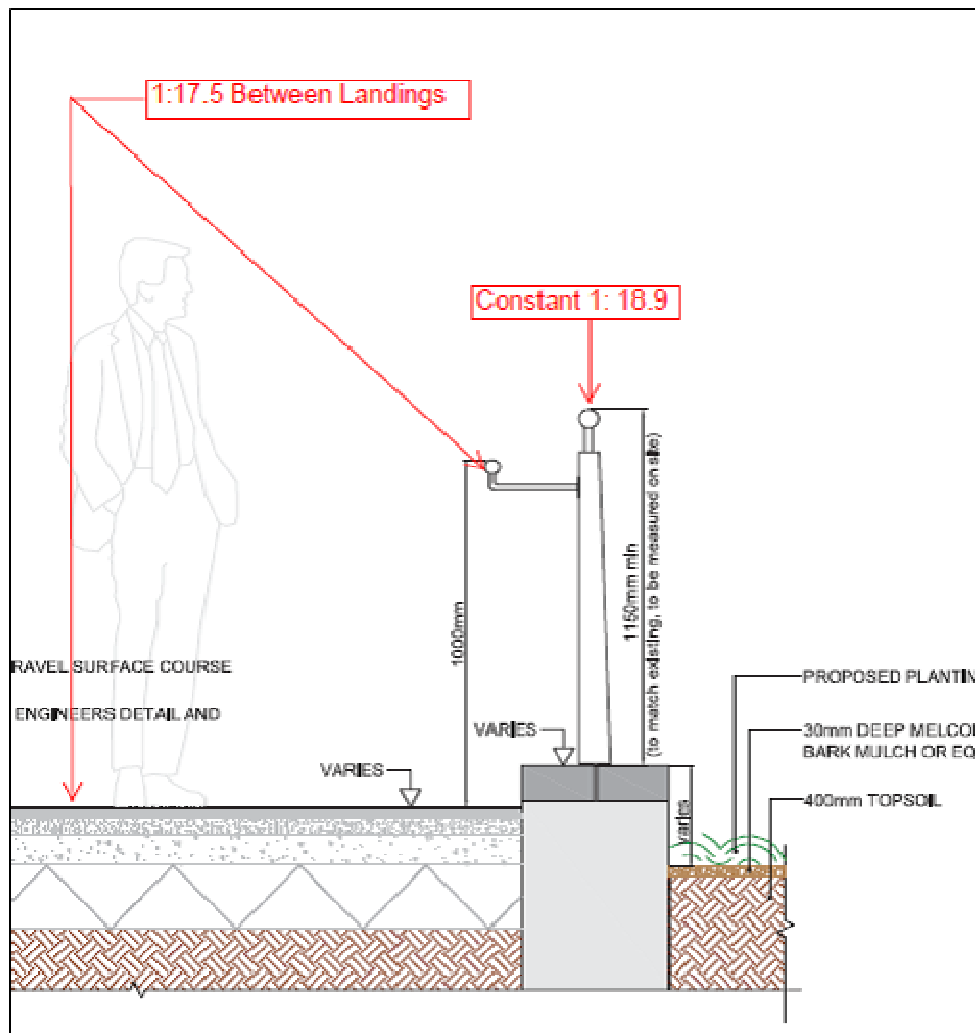
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Proposed G1 building, Pavilion view looking west



Proposed layout



Proposed section through the ramp.

| | | | | | |
|--|---------------------|---|---------------------------------------|---------------------------|------------|
| Delegated Report (Members' Briefing) | | Analysis sheet | | Expiry Date: | 22/04/2015 |
| | | N/A | | Consultation Expiry Date: | 19/02/2015 |
| Officer | | | Application Number(s) | | |
| Jennifer Walsh | | | 2015/0221/P | | |
| Application Address | | | Drawing Numbers | | |
| Kings Cross Central Wharf Road Kings Cross London N1C 4AB | | | Please refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) Reserve matters associated with Wharf Road public realm including minor amendments to the 2008 and 2012 schemes including a section of the Regent's Canal towpath between Maiden Lane Bridge and Pavilion G1 pursuant to conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56 and 64-67 of outline planning permission (2004/2307/P) dated 22/12/06 with associated section 106 Agreement for comprehensive, mixed use development. | | | | | |
| Recommendations: | | 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 | 03 | No. of responses | 06 | No. of objections | 00 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <p>A site notice was displayed from 23/01/2015 – 13/02/2015 A press notice was advertised from 29/01/2015 – 19/02/2015</p> <p>House of Illustration, 2 Granary Square objected to the proposal on the following grounds:</p> <ul style="list-style-type: none">- Lack of consultation and discussion surrounding this application. Particular objection to the proposed seating area to the south of the House of Illustration as shown on the submitted drawings, and the changes to the ambience which may be caused. <p>Officers Response: <i>Following on from the comments, the applicant has revised the plans and have removed the informal seating area to the south of the House of Illustration from the proposal. Following on from this, House of Illustration have removed their objection from the application.</i></p> <p>English Heritage GLAAS commented that a watching briefing should be maintained on groundworks which may reveal remains of sidings belonging to the potato market. A written scheme of investigation should be provided which would be similar to such documents prepared elsewhere on the site.</p> <p>London Underground Infrastructure responded with no comments on this planning application.</p> <p>TFL had no comments to make on this application.</p> <p>The Canal and River Trust had no objection to the proposed minor amendments.</p> <p>Thames Water had no comment as these amendments do not affect the public sewer system.</p> <p>London Borough of Islington: No response to date.</p> | | | | | |
| CAAC/Local groups comments: | <p>Regents Canal CAAC commented on the application as follows: “The paving and edge line of the tow path should be distinguished from the general paving of path, ramps and forecourt of G1 in order to emphasise that the tow path is an operational part of the canal navigation. Revision to the plans should be made to ensure this is clear”. Officers Response: <i>Please refer to paragraph 3.4.</i></p> | | | | | |

Site Description

This reserved matters 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 current application relates to:

- a revised proposal for Wharf Road located between the canal and southern side of Zone K, which was previously approved in June 2012 (ref:2012/1883/P).

Zone K is located to the west of the application site and comprises the Midland Goods Shed, Regeneration House and the Handyside Canopies further to the east is the grade II listed Granary Building which has under gone extensions and alterations as part of the Eastern Goods Yard Reserved Matters submission, approved April 2008 (ref:2007/5228/P) and is now operating as the University of Arts London. The site is located within Regent's Canal Conservation Area.

Relevant History

An outline planning permission was granted on 22/12/06 (2004/2307/P) for the following development now known as 'King's Cross Central':

'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.'

The key document containing the approved outline proposal is the *Main Site Revised Development Specification* and accompanying *Revised Parameter Plans*. The approved development specification document included 4 annexes:

- Annex A Supporting Infrastructure Works and Facilities;
- Annex B Floorspace Schedule for Development Zones;
- Annex C Specification for Access and Circulation Routes;
- Revised Annex D Landscape Proposals Plans;
- Annex E Specification of Works to Retained Historic Buildings and Structures; and
- Annex F Summary of Scheme Revisions and Refinements.

The outline planning permission was subject to 68 conditions which covered reserved matters and other details and also a S106 legal agreement securing 40 heads of terms. The following conditions have already either been discharged in their entirety or compliance has been demonstrated:

- Condition 1 - commencement of development.
- Condition 2 - submission of first reserved matters within 5 years.
- Condition 13 - approval of reserved matters for at least 25,000sqm GEA of built accommodation prior to development commencing in Zones A, B, F, J, P, Q, R, S or T;
- Condition 14(a) - approval of reserved matters for at least 70,000sqm GEA of built accommodation within 3 years of the permission.
- Condition 59 - baseline noise monitoring - discharged site-wide by LBC letter 12/06/07.
- Condition 68 - survey for unexploded WW2 bombs - discharged LBC letter 12/06/07.

Four associated listed building consents were granted on 22/12/06 for demolition of Stanley Buildings North (2004/2312/L), partial demolition of the Great Northern Hotel (2004/2313/L) and East Handyside Canopy (2004/2316/L) and the dismantling and relocation of Gas Holder No. 8 (2004/2315/L). In addition four conservation area consents were granted on 22/12/06 for demolition of unlisted buildings within the conservation these included the Culross Buildings, the adjoining Culross Hall and 41 Battle Bridge Road (2004/2317/C), Plimsoll Viaduct (2004/2318/C), the Western Goods Shed (2004/2321/C) and various other buildings and structures across the site (2004/2320/C).

Reserved matters applications of particular relevance to the current applications are:

2012/1883/P: Submission of reserved matters associated with public realm at Handyside Park and revised proposals for Wharf Road including a section of the Regents Canal towpath between Maiden Lane Bridge and Pavilion G1 as required by conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56, 64-67 of outline planning permission granted 22/12/06 subject to S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development. **Granted 21/06/2012**

2012/4937/P: Submission of Reserved Matters relating to Development Zone K (Regeneration House) for provide Class B1 use at first and second floors with ancillary uses at basement level, and to undertake associated refurbishment works pursuant to condition nos. 6, 14, 16-23, 26-28, 31-38, 45, 46, 51, 60, 66 and 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 12/11/2012**

2012/5695/P: Reserved matters associated with Wharf Road public realm including a section of Regents Canal towpath between Maiden Lane Bridge and Pavilion G1 as required by conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56, 64-67 of outline planning permission granted 22/12/06 subject to S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development. **Granted 15/01/2013**

2014/22487/P: Amendments to Pavilion G1 [granted as part of reserved matters approval ref: 2007/5228/P on 08/04/2008 for the redevelopment of the Eastern Goods Yard (Development Zones L and G)] namely to change façade materials from concrete to brick, various internal reconfigurations, minor change to lower ground floor footprint and amendments to plant areas and roof layout. Matters addressed by this submission entail associated details in compliance with condition nos. 6, 14, 16, 18-22, 27, 28, 31, 33-36 & 46 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P) granted subject to s106 agreement on 22 December 2006. **Granted 12/05/2014**

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies

- CS2 – Growth Areas
- CS5 – Managing the impact of growth and development
- CS11 – Promoting sustainable and efficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage
- 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

- 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
- DP27 – Basement and lightwells
- DP28 – Noise and Vibration
- DP29 – Improving access
- DP32 – Air quality and Camden's Clear Zone

Supplementary Planning Policies

- Camden Planning Guidance 2011
- CPG1 – Design

Assessment

1.1 Details of Wharf Road public realm were previously approved under various applications outlined in the Previous History section above. This submission covers minor amendments to the approved public realm. For the avoidance of doubt, no changes are proposed to the scheme for Handyside Park.

1.2 The proposed amendments represent detailed design development rather than a change in the underlying design concept for Wharf Road. The majority of the changes are to the strip of land adjacent to the Regent's Canal (the 'canalside').

1.3 The proposed amendments can be summarised as follows:

- Amendments to the planters along the canal path;
- Amendments to the proposed surface treatment to a section of the towpath;
- Removal and relocation of the trees;
- Addition of two doors to the canal-facing wall;
- Additional door to be located on the south façade of Pavilion G1;

1.4 The following conditions are relevant to this application:

| Condition No. | Details Required | Details Submitted |
|---------------|---|-------------------|
| 9 | Landscaping and Trees | Yes |
| 12 | Landscaping - ramps and lifts to be provided where there are level changes | Yes |
| 16 | Reserved matters accompanied by Urban Design Report | Yes |
| 18 | Earthworks and Remediation Plan; | Yes |
| 19 | Reserved matters accompanied by Access Statement | Yes |
| 21 | Construction Timetable | Yes |
| 51 | Cycle parking in accordance with appendix 6 of the UDP 2006 (controlling condition) | Yes |
| 64 and 65 | Volume of Spoil Removal and Lorry Movements | Yes |
| 66 | Lorry movements importing infrastructure -annual limit (controlling condition) | Yes |
| 67 | Lorry movements importing construction materials - annual limit (controlling condition) | Yes |

2.0 Amendments

2.1 Throughout the process of the application, minor revisions have been made to the proposed scheme. The proposed terrace for informal seating to the south of Regeneration House has been removed completely from the scheme in line with consultation response and correspondence with the occupier and the applicant.

2.2 5 Sheffield cycle stands which were previously proposed to be located on the path close to the granite setts paving section leading off York Way have been removed, as the distance between the stands and the disabled parking was a little tight. 2014/6394/P recently received approval for the provision of cycle parking across the Eastern Goods Yard. The submission showed a total of 481 cycles spaces across Eastern Goods Yard. The omission of these 10 spaces brings the total provision down to 471. Permission 2007/5228/P states that 471 spaces are to be provided and therefore, compliance

with this permission is unaffected.

3.0 Proposal

3.1 This report will now consider each of the proposed amendments in turn.

- Amendments to the planters along the canal path;

3.2 Recent site investigations have confirmed the geometry of the Gasworks Tunnels, three railway tunnels which pass beneath the site (running approximately north-south). This has led to required minor alterations to the position of the planters above the tunnels as well as changes to the profile of the pedestrian ramp linking the canalside to Wharf Road. The proposals are considered to be minor in scale and are therefore, considered to be appropriate in this location.

- Amendments to the proposed surface treatment to a section of the towpath;

3.3 Further consultation between the Applicant and the Canal and River Trust has also led to a change being proposed in the surface treatment to a section of the towpath. It has been proposed that in front of G1, on the ramp, and along the canal to the first planter (from west to east) a resin bonded gravel is to be laid, continuing that along the front of the Granary Square steps. Then following on the tow path would follow the existing HY Trough finish with Brushed concrete being shown at the bottom of the ramp before leading onto the HV trough finish. The proposed finishes are considered to complement those used across the wider canal network. In addition, the proposals are considered acceptable as emerging from discussions with the Canal and River Trust and align with the wider canal considerations.

3.4 A comment was received from the Regents Canal CAAC requiring "The paving and edge line of the tow path should be distinguished from the general paving of path, ramps and forecourt of G1 in order to emphasise that the tow path is an operational part of the canal navigation." From following this comment up, it would appear that there is a concern that people using the forecourt in front of G1 would spill out onto the canal tow path and would block the tow path. Having discussed the proposals with the applicant, the material near G1 is proposed to be pre-cast concrete planking. It will look very similar to that surrounding 1 Pancras Square and will be distinct from the surrounding resin bonded surface. The external seating associated with G1 will be confined to part of the pre-cast area, this would be outlined in any licencing application which the developer would need to apply for separately to Planning. It is understood that there are restrictive covenants in the lease preventing overspill from this location and the occupiers Premises Licence is restricted to the pre-cast concrete area alone.

- Removal and relocation of the trees;

3.5 Due to the ground depth and the need to avoid the line of the ground sewer to the west of the Gaswork Tunnels, the landscaping has had to be amended. Many of the trees proposed are now in new locations, and the proposal includes the loss of one tree. The landscaping has been carefully considered in this location and the loss of one tree would not have a detrimental impact on the overall look and feel of the scheme. The proposals still maintains a strong appearance and therefore, the changes are considered to be acceptable in this location.

- Addition of two doors to the canal-facing wall;

3.6 It is proposed to add two further 'back of house' doors to the elevation of the canal-facing wall adjacent to the intersection with Pavilion G1 and facing south; the first, at the lower ground floor level (canal level) of Pavilion G1 and the second, adjacent to the first further to the east. The two doors are service doors and are to be located within the ramp. It is not considered that their addition would be detrimental on the previously approved ramp and are therefore considered acceptable.

- Additional door to be located on the south façade of Pavilion G1;

3.7 Pavilion G1 lies adjacent to Granary Square and comprises three floors with access to the canal towpath at lower ground level. An additional door is proposed to be located on the south façade of Pavilion G1, next to an existing leaf and a half louvered door to provide access to the proposed gas meter room (small room which will be created in the eastern end of the lower ground floor). In order to comply with regulations, the gas meter room requires a dedicated enclosure with external venting. The louvered door and grill above will provide the required ventilation. By accessing the gas meter room from outside, the remaining internal space remains useable for storage and shelving. The second proposed additional 'back of house' door is adjacent and to the east of the first. This door falls outside the footprint of Pavilion G1 and will provide access to a space for utilities and services under the pedestrian ramp. The insertion of the two doors in this location is considered to be minor in scale and due to their location is not considered to harm this existing elevation.

3.8 All the proposed amendments are not considered to harm the architectural integrity of the Wharf Road landscaping

strategy. There is no change proposed to the planting palette approved by the 2012/2013 Approved Scheme.

4.0 Other Matters

4.1 In relation to the ramp, the Access Officer asked for clarification on the gradient of the ramp proposed. It was confirmed that there are 3 no landings in the proposed scheme. The gradient of areas between these landings is 1:17.5. The inner handrail is set at 1:17.5 in the ramped sections and flat on the landings. The constant 1:18.9 on drawing 6109 refers to the gradient of the outer "handrail" which is on top of the standard King's Cross balustrade. The Access Officer reviewed this additional information and was happy with the proposals.

Recommendation: Approve reserved matters subject to conditions and approve conditional details.

DISCLAIMER

Decision route to be decided by nominated members on Monday the 9th March 2015. For further information please click [here](#)

Emma Bennett
Argent LLP
4 Stable Street
Kings Cross
London
N1C 4AB

Application Ref: **2015/0221/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 3500

2 March 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Kings Cross Central
Wharf Road
Kings Cross
London
N1C 4AB**

DECISION

Proposal:

Reserve matters associated with Wharf Road public realm including minor amendments to the 2008 and 2012 schemes including a section of the Regent's Canal towpath between Maiden Lane Bridge and Pavilion G1 pursuant to conditions 9, 10, 12, 16, 18-22, 26, 31, 45, 51, 56 and 64-67 of outline planning permission (2004/2307/P) dated 22/12/06 with associated section 106 Agreement for comprehensive, mixed use development.

Drawing Nos: Site Location Plan; ALD628P-5001 Rev R05; ALD628P-5002 Rev 09; ALD628P-5003 Rev R06; ALD628P-3001 Rev R10; 13(08)7001 Rev R08; 13(08)6101 Rev R02; 13(08)6102 Rev R02; 13(08)6103 Rev R02; 13(08)6106 Rev R02; ALD628P-6108 R03; ALD628P-6109 R01; ALD628P-6110 R01; 13(08)6201 R02; 13(08)6301 R02; 13(08)6302 R02; ALD628P-6303 R03; 13(08)6304 R02; 13(08)6305 R02; ALD628P-6401 R04; 13(08)6403 R02; 13(08)6404 R02; ALD628P-5026 R02; ALD628P-6501 R04; WSL2184-03 P01; A1009 03;



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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the tree(s).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; ALD628P-5001 Rev R05; ALD628P-5002 Rev 09; ALD628P-5003 Rev R06; ALD628P-3001 Rev R10; 13(08)7001 Rev R08; 13(08)6101 Rev R02; 13(08)6102 Rev R02; 13(08)6103 Rev R02; 13(08)6106 Rev R02; ALD628P-6108 R03; ALD628P-6109 R01; ALD628P-6110 R01; 13(08)6201 R02; 13(08)6301 R02; 13(08)6302 R02; ALD628P-6303 R03; 13(08)6304 R02; 13(08)6305 R02; ALD628P-6401 R04; 13(08)6403 R02; 13(08)6404 R02; ALD628P-5026 R02; ALD628P-6501 R04; WSL2184-03 P01; A1009 03;

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

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 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 3 You are reminded that condition 2 c (balustrading) of reserved matters approval granted on 15/01/2013 ref: 2012/5695/P is outstanding and require details to be submitted and approved.

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