

Delegated Report (Members' Briefing)		Analysis sheet	Expiry Date:	09/06/2015
		N/A	Consultation Expiry Date:	09/04/2015
Officer			Application Number(s)	
Jenna Litherland			2015/1499/P	
Application Address			Drawing Numbers	
Kings Cross Central Development Zone P1 York Way, London N1C			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Reserved matters in connection with Building P1, including minor amendments to the original 2012 (granted on 07/12/2012 Reference: 2012/4741/P) and 2014 schemes (granted on 18/03/2014 Reference: 2014/0691/P), comprising up to thirteen storeys of mixed use accommodation for 178 open market residential units and 77 'key worker' sub-market rented affordable units on upper floors above (at ground and first floor levels) a new two-form entry primary academy school; a 26-place nursery school; new premises for the Frank Barnes School for deaf and hard of hearing children; community meeting facilities; a small retail unit; plus basement level car parking and plant and immediately adjoining elements of public realm; together with submission of associated details in compliance with conditions 9, 10, 14, 16-24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-65 and 66-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area).				
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>A site notice was displayed from 18/03/2015 until 08/04/2015 and a press notice was place in the Camden New Journal on 19/03/2015 (expired 09/04/2015).</p> <p>No representations have been received.</p>					
CAAC/Local groups comments:	<p>Regent's Canal and Kings Cross CAACs and the Kings Cross Development Forum were consulted however no responses have been received.</p>					

Site Description

Building Plot P1 sits to the north of the Regents Canal alongside plots P2, T1 and the relocated Gas Holder No. 8 and to the west of the Eastern Goods Yard. Reserved matters was granted in December 2012 for a 14 storey plus basement mixed-use building with co-located schools on the ground and first floors and residential above. The schools space is intended partly to facilitate the relocation of the Frank Barnes School for deaf children and the remainder to be occupied by a new primary school to serve the emerging community of Kings Cross Central.

Construction works are currently underway and completion of the development is anticipated in Autumn 2015.

Relevant History

Plot P1

2012/4741/P granted **07/12/2012** for reserved matters for plot P1 comprising up to thirteen storeys of mixed use accommodation for 178 open market residential units and 77 "key worker" sub-market rented affordable units on upper floors above (at ground and first floor levels) a new two-form entry primary academy school; a 26-place nursery school; new premises for the Frank Barnes School for deaf and hard of hearing children; community meeting facilities; a small retail unit; plus basement level car parking and plant and immediately adjoining elements of public realm; together with submission of associated details in compliance with conditions 9, 10, 14, 16-24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-65 and 66-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area).

2014/0691/P granted **18/03/2014** for minor amendments to reserved matters approval ref: 2012/4741/P granted on 07/12/2012 including internal reconfiguration of basement space, communal residential areas, school accommodation and some of the private residential units; inclusion of ramp/stair/cycle track in place of car lift to basement; removal of substation; minor façade amendments including change from 'Roman' style bricks to traditional stock type brick proportions, detailed changes to bay dimensions, window types and other materials to Building P1. Matters addressed by this submission entail associated details in compliance with condition nos. 16, 19, 24, 27, 28, 33, 34, 35, 36, 38, 39, 42 and 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.

As of the date of consideration of this application condition 2, parts a (samples panel of non-brick materials), b (samples panel of brick work), c (details of playground screens), d (playground specifications and finishes), e (landscaping and plant species), f (bird and bat boxes), g (lighting), h (paving and other hard landscaping) of planning permission 2012/4741/P (granted 07/12/2012) are outstanding and require details to be submitted and approved.

Kings Cross Central –Outline permission

2004/2307/P granted **22/12/2006** for outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; 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.

Relevant policies

National Planning Policy Framework 2012

London Plan March 2015, consolidated with alterations since 2011

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

CS5 – managing impact of growth

CS6 – providing quality homes

CS10 - supporting community facilities and services

CS13 - tackling climate change through promoting higher environmental standards

CS14 - promoting high quality places and conserving our heritage

CS18 – waste and recycling

DP3 – affordable housing

DP5 – homes of different sizes

DP6 – lifetime homes and wheelchair homes

DP15 - community and leisure uses

DP16 - transport implications of development

DP17 - walking, cycling and public transport

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

DP29 - improving access.

Supplementary Planning Policies

Camden Planning Guidance (updated 2013)

Assessment

1. Proposal

- 1.1. This application is for minor amendments to the reserved matters approval for erection of up to thirteen storeys of mixed use accommodation for 178 open market residential units and 77 'key worker' sub-market rented affordable units on upper floors above (at ground and first floor levels) a new two-form entry primary academy school; a 26-place nursery school; new premises for the Frank Barnes School for deaf and hard of hearing children; community meeting facilities; a small retail unit; plus basement level car parking and plant and immediately adjoining elements of public at block P1 of the Kings Cross Central site (reference: 2012/4741/P).
- 1.2. The scheme has already been amended once by application 2014/0691/P granted 18/03/2014, the current application seeks the further amendments as detailed below.
- 1.3. The form, massing, building height and arrangement of key spaces within the building remain the same as that previously approved.
- 1.4. The proposed amendments large consist of internal alterations to layout and can be summarised as follows:
- Amendments to the internal layout of the Community Meeting Facilities;
 - Indentation of cycle wall area to produce two seating spaces within the internal glazed corridor;
 - Increased balcony at Level 2 to wrap around Apartment no. A2.01;
 - Reconfiguration of 6 no. wheelchair adaptable units to make them non-wheelchair adaptable [Unit Type 3B: B3.04, B4.04, B5.04, B6.04, B7.04, B8.04], and reconfiguration of bathrooms within these units. Conversely, re-designation of 6 non-wheelchair adaptable residential units to make them wheelchair adaptable units [Unit Type 2F: A3.07, A4.07, A5.07, A6.07, A7.07, A8.07], no change to layout proposed;
 - Minor reconfiguration of two apartment units to include area over a lift overrun and to exclude area allowing introduction of a smoke vent [B3.09 and A8.01, respectively];
 - Reconfiguration of kitchen and/or bathrooms in 3 no. units [A9.01, B12.03, B13.02];
 - Repositioning of entrance and kitchen to improve circulation within the space, and combine the kitchen and living area in 3 no. units [C9.03, C10.03, C11.03];
 - Reconfiguration of 3 no. units to replace a toilet with an office room [A10.01, A11.01, A12.01];
 - Replacement of hinged doors with sliding doors to shared terrace at Level 12;
 - Reconfiguration of duplex apartments at Levels 12 & 13, including of kitchens and/or bathrooms; and/or staircases from rectilinear to elliptical; and/or removal of toilet; [A12.02, A12.03, A12.04, A12.05, B12.05];
 - Façade amendments including amendments to some glazing panels, and addition of slim louvre vents linked to the residential gym;
 - Installation of awning on the terrace of unit B13.02.
- 1.5. This applications also seeks to correct two discrepancies in the 2014 amendment. Firstly, the approved elevations noted an incorrect building height of +71.470 metres AOD. This has been corrected on the amended drawing to +72.470 metres AOD which is constant with the original 2012 approval. The second discrepancy was that the columns running up the balconies on Levels 9-12 were shown on plan but not on the elevation. The elevations have been amended on the substituted drawing to address this.

2. Assessment

- 2.1. The proposal relates to changes to the internal layout, the wheelchair units, and minor external alterations to elevations, as such the main material consideration are design and access. 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 materials consideration 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: 2012/4741/P.

Community Meeting Facility

- 2.2. The amendments to the layout of the community meeting facility include the relocating the kitchen to where the main toilets were located in order to create an ablution room. The design ensures that an adequate sized kitchen and number of toilets would be retained. This is welcomed as it will ensure that facilities can be used by multiple faith groups. The addition of the ablution room (for washing) does not result in a loss of facilities and would not impact on the access to the community meeting facilities. As such, this aspect of the proposal is considered acceptable.

Alterations to residential internal communal area and terrace

- 2.3. At second floor level the wall of the cycle storage area is being indented to create two seating areas in the internal corridor overlooking the podium garden. The change results in no loss of cycle parking and the layout would still be in accordance with CPG7.
- 2.4. The doors to the communal terraces at Level 12 would be amended from hinged doors to sliding doors to minimise any negative wind effects and to improve access to the terrace. This is a minor change which would not impact on the overall appearance of the building.

Amendments to residential units

- 2.5. The proposals include various alterations to the residential units including but not limited to reposting of walls and toilets, layout changes to incorporate the lift overrun and smoke vent, reconfiguration of kitchens and bathrooms and alterations to the stairs in the duplex units. The changes would not alter the overall size or mix of the units and they would continue to provide a high quality of accommodation that meets residential development standards as specified in CPG2 and the London Plan Housing SPG.
- 2.6. It is also proposed to extend the balconies of a unit at Level 2 (A2.01) and erect an awning to the terrace of a unit at Level 13 (B13.02). The extended terrace would improve the outdoor amenity space for that unit and would not impact on other units in terms of overlooking. The awning at Level 13 would be discreet in appearance and would not impact on the overall appearance of the building. As such, these alterations are considered acceptable.

Façade alterations

- 2.7. The amendments to the façade are minimal and include alterations to some glazing panels and addition of slim louvre vents to serve the gym. The windows would have greater articulation and would improve the overall appearance of the building. They would not give rise to overlooking. The number of louvre vents would increase on eastern side of the south elevation. However, there would still be natural surveillance at ground floor level further westward along the façade and from first floor level. This change is not considered to impact on the overall appearance of the building or community safety.

2.8. Wheelchair units

- 2.9. The wheelchair units have been relocated. The new wheelchair units have more generous circulation space than the previously approved wheelchair units and will provide a better standard of accommodation. The proportion of wheelchair units would remain the same as previously approved equalling 28 units. The access officer has reviewed the alterations and is satisfied with the proposed changes. The proposal is therefore in accordance with condition 19.

3. Conclusion

- 3.1. The proposed amendments are considered to conserve and enhance the appearance of the building and will provide high quality accommodation with an appropriate proportion being suitable for those with mobility difficulties.

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

DISCLAIMER

Decision route to be decided by nominated members on Monday 20 April 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.