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Date 28 August 2015
Our ref 14335/02/SSL/DD/9344574v5
Your ref

Dear Sir / Madam

**Guardian Space, Midland Goods Shed and Handyside Canopies, Kings Cross
Central**

**Outline Planning Permission for Comprehensive Mixed Use Development at King's
Cross (ref: 2004/2307/P)**

**Application for Minor Amendments to the Approval of Reserved Matters granted on
16 June 2014 (LPA Ref: 2014/1433/P) and application for Listed Building Consent**

Nathaniel Lichfield & Partners (NLP) acts on behalf of Guardian News & Media (GNM), in respect of its interests at the Midland Goods Shed and Handyside Canopies. On its behalf, we enclose applications for i) minor amendments to the Approval of Reserved Matters (ARM) granted subject to a S106 Legal Agreement on 16 June 2014 (ref: 2014/1433/P) and ii) Listed Building Consent.

Background

The overall King's Cross Central ('KXC') mixed use development is derived from the outline planning permission of 22 December 2006, reference 2004/2307/P (the 'Outline Planning Permission' - OPP).

Reserved Matters approval for works to the Midland Goods Shed was granted on 16 June 2014 (2014/1433/P) together with Listed Building Consent (LBC) (2014/1436/L). These submissions comprise an application for minor amendments to the Approval of Reserved Matters (ARM) dated 16 June 2014 together with an application for Listed Building Consent primarily relating to proposed fit out works. Please note that the amendments encapsulated within these applications relate only to the parts of the building that are to be occupied by GNM; and they do not affect any parts of the premises that are to be occupied by Waitrose.

The tenant for the majority of the ground floor of the Midland Goods Shed and part of the East Handyside Canopy is Waitrose. Waitrose and King's Cross Central General Partner Limited



(KCCGPL) signed an Agreement for Lease in February 2013. At the time of the original 2014 Reserved Matters (RM) submission KCCGPL was at advanced stages in negotiations with a second tenant, The Guardian newspaper, for the use of the remaining part of the East Handyside Canopy and the first floor of the Midland Goods Shed for a Class D1 educational use to be operated by GNM. This agreement has subsequently been signed and GNM is now seeking minor amendments to reflect their requirements and further detailed design work, alongside Listed Building Consent (LBC) for the subsequent fit out of their demise.

Scope of Applications

The procedures to obtain consent for the GNM amendments, and the scope of documentation required, have been discussed and agreed with Jennifer Walsh of your Council. It has been agreed that the appropriate procedure for dealing with the GNM amendments is to submit an application for minor amendments to the ARM granted on 16 June 2014 (ref: 2014/1433/P) and an application for LBC.

In accordance with these discussions, we enclose the following documents on CD (one copy) and one 'hard' copy (except where indicated below):

Documents Relevant to Both Applications:

- 1 Application covering letter (this letter).
- 2 Completed application forms (Approval of Reserved Matters and Listed Building Consent)
- 3 Site Location Plan
- 4 Full set of the LBC and ARM (16 June 2014) approved plans and drawings (CD only).
- 5 Amended plans and drawings as listed on the Schedule of Plans and Drawings for Approval. An additional set of these plans and drawings with the changes highlighted in colour is provided for information.
- 6 Copies of all LBC / ARM (16 June 2014) approved technical reports (CD only):
 - i Updated Written Scheme of Investigation for an Archaeological Watching Brief
 - ii Full Conservation Plan
 - iii Urban Design Report
 - iv Compliance Report
 - v Environmental Sustainability Plan
 - vi Access and Inclusivity Statement
 - vii Earthworks and Remediation Plan
 - viii Listed Building Supporting Statement

Documents Relevant to Reserved Matters / Details Reserved by Condition:

- 1 Cheque for the fee for the Approval of Reserved Matters (£385)
- 2 Minor Amendment Submission Statement (including Compliance Report and schedules of drawings for approval)
- 3 Addendum Urban Design Report



- 4 Addendum Environmental Sustainability Plan
- 5 Environmental Plant Noise Assessment
- 6 Kitchen Air Quality report
- 7 Schedule listing all plans and drawings and other documents approved by LB Camden in respect of conditions imposed on 16 June 2014 ARM. The purpose of submitting this is to ensure that the Council has a fully comprehensive list of all approved plans, drawings and other documents; these can then be listed on the new decision letter, meaning that there will be no need to re-impose conditions which have already been discharged.

Documents Relevant to Listed Building Consent Application

- 1 Addendum to Listed Building Supporting Statement
- 2 Schedule listing all plans and drawings and other documents approved by LB Camden in respect of conditions imposed on 16 June 2014 LBC. The purpose of submitting this is to ensure that the Council has a fully comprehensive list of all approved plans, drawings and other documents; these can then be listed on the new decision letter, meaning that there will be no need to re-impose conditions which have already been discharged.

Proposals

GNM is to use the premises for educational purposes falling within Use Class D1, in accordance with the OPP and ARM. The 'Guardian Space' will be a place for learning, debate, discussion and the sharing of ideas centred on the newspaper, and powered by journalists and an eclectic mix of partners. The use of the premises is addressed in more detail in paragraphs 1.5 – 1.7 of the Minor Amendment Submission Statement.

Many of the requirements of GNM were encapsulated in the June 2014 ARM and LBC. The GNM proposed amendments do not alter the concept or principles of the approved alterations to the building and design; rather they seek to build upon the June 2014 approved scheme to reflect their requirements and further detailed design work. The key changes required by GNM are outlined in paragraph 1.9 – 1.11 of the Minor Amendment Submission Statement.

Pre-Application Consultations

The proposed amendments have been discussed and developed through a progressive process of pre-submission consultations between the KCCGPL, GNM design team, planning and conservation Officers at LB Camden, and Historic England. We understand that the proposed amendments are acceptable to Officers of the Council and Historic England.

Kitchen and Catering

The GNM use has always included ancillary café / restaurant and bar / lounge with seating; and these were indicated in the 2014 ARM submissions which were subsequently approved. The café / restaurant / bars are to primarily cater for those attending the events or working in the building. These uses are subsidiary and incidental to the primary D1 use of the 'Guardian Space'.



Due to structural considerations within the East Handyside Canopy, and to conserve the listed building, it is necessary to use a cooking extraction / air treatment system which does not require ducting. Therefore, a recirculation canopy system is proposed in the kitchen. Officers have requested further information in respect of the cooking that can be undertaken without the need for kitchen extract ducting. This information is provided within the Kitchen Air Quality report, which confirms that the proposed recirculation canopy system would adequately remove the odours, dust and heat that would be associated with the types and quantities of cooking proposed; and that the amenity of local people and the environment generally would be protected.

S106 Supplemental Agreement and Deed of Variation

The 16 June 2014 ARM was subject to a S106 legal agreement between: the Council; Kings Cross Central (Trustee No. One) Limited and Kings Cross Central (Trustee No. 2 Limited); and Waitrose Limited. This was a supplemental agreement and deed of variation relating to the OPP S106 Agreement dated 22 December 2006 for KXC.

The covenants and provisions of the supplemental agreement and deed of variation relate to: the quantum and location of Class A floorspace within the overall KXC development; employment and training post-construction provided by Waitrose; and specific obligations regarding the Waitrose cookery school. There are no covenants or provisions requiring any obligations from GNM, relating to the floorspace that will be occupied by GNM, or that could control its use of the site and activities.

In these circumstances, we consider that it would not be necessary for GNM to enter into a further S106 supplemental agreement and deed of variation in connection with its application for minor amendments to the ARM granted on 16 June 2014. We would appreciate the Council's confirmation of this.

Conclusions

The amendments proposed by GNM are minor. They would have a negligible impact upon the significance of the heritage assets and ensure that development of the long-derelict Midland Goods Shed and Canopies would make a valuable contribution to the on-going regeneration of the King's Cross Area. Furthermore, the proposed amendments would have no adverse amenity impacts for local people.

We trust that you have sufficient information to validate and determine these applications and will contact you shortly to confirm this. If you have any queries in the meantime please do not hesitate to contact me or my colleague Daniel Di-Lieto at this office.

Yours sincerely

Brendan Hodges
Associate Director