



**Nathaniel Lichfield
& Partners**

Planning. Design. Economics.

**Guardian Space, Midland Goods Shed &
Handside Canopies**

Minor Amendment Submission Statement

Minor Amendments to the Approval of
Reserved Matters Granted on 16 June 2014
(LPA Ref: 2014/1433/P)

Guardian News & Media
28 August 2015

14335/02/SSL/DD/BH/DDI

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1.0 Introduction

Background

- 1.1 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').
- 1.2 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 Reserved Matters approval dated 16 June 2014 together with an application for Listed Building Consent primarily relating to proposed fit out works. These submissions relate only to the parts of the building that are to be occupied by Guardian News & Media ('GNM'); and they do not affect any parts of the premises that are to be occupied by Waitrose.
- 1.3 The Grade II listed Midland Goods Shed, East Handyside Canopy and West Handyside Canopy comprise a single storey carriage shed dating from 1850, which was converted to a goods shed for the Midland Railway in 1857. Between that year and 1862 the building was subject to a number of alterations, including the opening of loading bays to the east and west elevations and two wagon entrances to the north elevation. The south end offices were also built in the 1850s, two storeys in height. Circa 1875 one more storey was added. In 1869 the shed was leased to the Kilner Brothers, bottle manufacturers; the southern part was then converted to a bottle warehouse and the first floor added, supported on riveted plate girders and cast iron columns. More alterations followed, and circa 1878 the accumulator tower was added to the northeast corner of the building. Window infilling and opening of new loading bays took place in the first decades of the 20th Century. In 1957 the roof was replaced by new clearspan steel trusses and asbestos cladding. During the 1970-80s the sidings were removed and the building emptied.
- 1.4 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 Guardian News and Media ("GNM"). This agreement has subsequently been signed and GNM is now seeking minor amendments to enable their use of the premises.

'Guardian Space'

- 1.5 GNM is to use the premises for educational purposes falling within Use Class D1. 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.

1.6 The premises will be used as follows:

Ground Floor Level (East Handyside Canopy)

- Entrance and reception
- Cloakroom
- Large lecture venue / event space with moveable seating and cushion seating on steps, to provide a flexible space to accommodate lectures, performances, film, exhibitions etc.
- WCs and showers
- Kitchen

Mezzanine Level (East Handyside Canopy)

- Ancillary café / restaurant and bar / lounge with seating and event space. 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'.

First Floor Level

- Seminar rooms of various sizes
- Open plan event spaces (lectures, performances including film)
- Bar / reception area
- Plant
- Roof gardens

1.7 The programme of approximately 5,500 events per year would be delivered by The Guardian and a large range of external providers including: universities (Central St Martins, Birkbeck College and SOAS); educators and networkers; galleries; publishers; advocacy groups; journalists' organisations; and others.

Guardian News & Media Amendments and New Proposals

1.8 Many of the requirements of GNM were encapsulated in the June 2014 approval of reserved matters and listed building consent, and in the indicative plans and drawings that were submitted with the applications (e.g. showing the pods, the restaurant and associated kitchen) which we understand were acceptable to Officers. 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. There would be no change in the amount of floorspace previously approved as a result of the amendments.

Construction work is already underway, with completion anticipated in October 2015.

- 1.9 The minor amendments are highlighted on the application and illustrative plans and drawings; and explained in more detail in this document, and the accompanying reports and addenda. They can be summarised as follows:

Ground Floor Level (East Handyside Canopy)

- Two feature stairs with seating revised.
- Lift lobby access reformatted to support safe means of escape
- Security office & cloak store located beneath mezzanine
- Changes to back of house (“BoH”) areas: including revisions to the number and type of toilets, reduction in the quantum of shower provision
- Introduction of a servicing corridor between BoH entry & delivery zone and proposed kitchen.

Mezzanine Level (East Handyside Canopy)

- Stair enclosed with wall & door in lieu of fire curtain to provide dedicated back of house circulation
- Timber framework & lining added to mezzanine wall to support acoustic panels & display material

First Floor Level

- Various alterations to storage / plant and meeting rooms along the western wall.
- Changes to toilets to provide dedicated male and female facilities.

First Floor Mezzanine Level and Roof

- Duct terminations for light preparation kitchen ventilation.
- 2x ventilation cowls to toilet vents.

- 1.10 The above minor amendments do not represent significant changes to the approved scheme and would result in a building which better meets the specific operational requirements of GNM and visitors to the building.

- 1.11 In addition to the above minor amendments, this application also seeks approval for those elements of the Guardian’s fit out provided ‘for information’ within the June 2014 consents. Following further design development and operational analysis by the GNM and design team, these proposals are now submitted for approval. They can be summarised as follows:

Ground Floor Level (East Handyside Canopy)

- Additional Stair from Reception to Mezzanine.
- Additional coffee bar in entrance area.

- Joinery to the east glazed wall to provide flexible display surfaces, acoustic panels and pop-up furniture.
- Transparent glazing wall along kitchen to animate facade.
- Kitchen relocated from south end mezzanine floor to ground floor, underneath south end of Mezzanine, along with installation of carbon recirculation filter and relocation of dumb waiter.

Mezzanine Level (East Handyside Canopy)

- Introduction of ancillary café / restaurant seating space.

First Floor Level

- Introduction of Seminar 'pods' broken into two clusters to enhance the openness of the floorplate.
- Ancillary bar.

First Floor Mezzanine Level and Roof

- 6 x new condenser units to be installed on the roof upper level terrace with associated acoustic and visual screening to the west and east facing balustrades.

Pre-Application Consultations

- 1.12 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.
- 1.13 It has been agreed with Council Officers that the appropriate procedure for dealing with the GNM amendments is to submit an application for minor amendments to the approval of reserved matters granted on 16 June 2014 (ref: 2014/1433/P) and an application for listed building consent.

Outline Planning Permission Conditions

- 1.14 The relevant approved drawings and substitute drawings for approval are listed in Section 2 of this document. For ease, the application submission includes a set of the proposed drawings which are coloured to highlight the proposed amendments.
- 1.15 The following sections of this Statement explain and justify the proposed minor amendments to the approved Midland Goods Shed scheme with reference to the Outline Planning Permission conditions that are directly relevant to the amendments.

1.16

The Outline Planning Permission conditions which were addressed in the June 2014 reserved matters approval, but which are not affected by the proposed amendments, are as follows:

- Condition 9: Details of landscaping and trees.
- Condition 10: Programme for implementing landscaping.
- Condition 14: Floorspace to be applied for over prescribed time periods.
- Conditions 19 - 23: Reserved Matters to include, respectively, Access Statement, Earthworks and Remediation Plan, Illustrative Build-Out Plan, Construction Timetable, Servicing Strategy and Highways Plan.
- Condition 28: Refuse storage and collection arrangements.
- Condition 31: Development to follow approved Parameter Plans as described in the Revised Development Specification.
- Condition 33: Overall floorspace limits.
- Condition 34: Floorspace limits north/south of Regent's Canal.
- Condition 35: Uses permitted in KXC and maximum floorspace for each use.
- Condition 36: Maximum floorspace by use in each zone.
- Condition 46: Green and brown roofs.
- Condition 48: Incorporation of pipework necessary to connect to district heating / combined heat and power systems.
- Conditions 49 and 50A: Car parking standards and use of car parking.
- Condition 51: Cycle parking standards.
- Conditions 55 and 56: Archaeological works in accordance with approved written scheme of investigation and programme of recording.
- Conditions 64-65: Overall movement of spoil off-site (annual volume and lorry movements respectively).
- Conditions 66-67: Overall annual lorry movements for import of infrastructure and construction materials.

2.0 **Submitted Drawings and Reports**

Schedule of Plans and Drawings

- 2.1 The following schedule lists the (June 2014) approved and substitute plans and drawings that are now submitted for approval.
- 2.2 As indicated above, the application submission includes a set of the proposed drawings (for information) which are annotated in green to highlight the proposed minor amendments to the June 2014 approval and blue the elements which are new and pertain to the GNM fit out.
- 2.3 Also included below are schedules listing all plans and drawings and other documents approved by LB Camden in respect of conditions imposed on 16 June 2014 Approval of Reserved Matters and Listed Building Consent. The purpose of including 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.

Midland Goods Shed and Handyside Canopies Minor Amendment Submission

issued by Chris Hall

Schedule Drawings for Approval and Information

ref 1314(SC)0003

rev A

title Schedule of Drawings for Approval and Information

date 25.08.15

PREVIOUSLY APPROVED DRAWINGS				DRAWINGS FOR APPROVAL UNDER CURRENT APPLICATION			
Drawings Approved under Listed Building Consent 2014/1436/L and Approval of Reserved Matters 2014/1433/P				Drawings submitted for minor amendment under current application			
Document No	Rev	Document Title	RM/LBC	Document No	Rev	Document Title	RM/LBC
Existing							
0613_XP_301	C	Existing Building, South Elevation	RM & LBC	No Change			
0613_XP_302	C	Existing Building, West Elevation	RM & LBC	No Change			
0613_XP_303	C	Existing Building, North Elevation	RM & LBC	No Change			
0613_XP_304	C	Existing Building, East Elevation	RM & LBC	No Change			
0613_XP_101	B	Existing Building, Ground Floor Plan	RM & LBC	No Change			
0613_XP_102	B	Existing Ground Floor Mezzanine Plan	RM & LBC	No Change			
0613_XP_103	C	Existing Building, First Floor Plan	RM & LBC	No Change			
0613_XP_104	B	Existing First Floor Mezzanine Plan	RM & LBC	No Change			
0613_XP_105	C	Existing Building, Roof Plan	RM & LBC	No Change			
0613_XP_211	B	Existing Section AA Looking South	RM & LBC	No Change			
0613_XP_212	B	Existing Section BB Looking South	RM & LBC	No Change			
0613_XP_221	B	Existing Section CC Looking West	RM & LBC	No Change			
0613_XP_222	B	Existing Section DD Looking West	RM & LBC	No Change			
0613_XP_231	C	Existing Section EE Looking North	RM & LBC	No Change			
0613_XP_232	B	Existing Section FF Looking North	RM & LBC	No Change			
0613_XP_233	B	Existing Section GG Looking North	RM & LBC	No Change			

PREVIOUSLY APPROVED DRAWINGS				DRAWINGS FOR APPROVAL UNDER CURRENT APPLICATION			
Drawings Approved under Listed Building Consent 2014/1436/L and Approval of Reserved Matters 2014/1433/P				Drawings submitted for minor amendment under current application			
Document No	Rev	Document Title	RM/LBC	Document No	Rev	Document Title	RM/LBC
0613_XP_234	B	Existing Section HH Looking North	RM & LBC	No Change			
0613_XP_235	B	Existing Section II Looking North	RM & LBC	No Change			
0613_XP_236	B	Existing Section JJ Looking North	RM & LBC	No Change			
0613_XP_241	C	Existing Section KK Looking East	RM & LBC	No Change			
Demolition							
0613_DP_301	B	Demolition, South Elevation	RM & LBC	No Change			
0613_DP_302	B	Demolition, West Elevation	RM & LBC	No Change			
0613_DP_303	B	Demolition, North Elevation	RM & LBC	No Change			
0613_DP_304	B	Demolition, East Elevation	RM & LBC	No Change			
0613_DP_101	B	Demolition, Ground Floor Plan	RM & LBC	No Change			
0613_DP_102	B	Demolition Ground Floor Mezzanine Plan	RM & LBC	No Change			
0613_DP_103	B	Demolition, First Floor Plan	RM & LBC	No Change			
0613_DP_104	B	Demolition First Floor Mezzanine Plan	RM & LBC	No Change			
0613_DP_105	B	Demolition, Roof Plan	RM & LBC	No Change			
0613_DP_211	B	Demolition Section AA Looking South	RM & LBC	No Change			
0613_DP_212	B	Demolition Section BB Looking South	RM & LBC	No Change			
0613_DP_221	B	Demolition Section CC Looking West	RM & LBC	No Change			
0613_DP_222	B	Demolition Section DD Looking West	RM & LBC	No Change			
0613_DP_231	B	Demolition Section EE Looking North	RM & LBC	No Change			
0613_DP_232	B	Demolition Section FF Looking North	RM & LBC	No Change			
0613_DP_233	B	Demolition Section GG Looking North	RM & LBC	No Change			

PREVIOUSLY APPROVED DRAWINGS				DRAWINGS FOR APPROVAL UNDER CURRENT APPLICATION			
Drawings Approved under Listed Building Consent 2014/1436/L and Approval of Reserved Matters 2014/1433/P				Drawings submitted for minor amendment under current application			
Document No	Rev	Document Title	RM/LBC	Document No	Rev	Document Title	RM/LBC
0613_DP_234	B	Demolition Section HH Looking North	RM & LBC	No Change			
0613_DP_235	B	Demolition Section II Looking North	RM & LBC	No Change			
0613_DP_236	B	Demolition Section JJ Looking North	RM & LBC	No Change			
0613_DP_241	B	Demolition Section KK Looking East	RM & LBC	No Change			
Proposed							
0613_P_001	A	Site Location Plan	RM & LBC	No Change			
0613_P_002	D	Site Plan	RM & LBC	No Change			
0613_P_003	B	Key Plan	RM & LBC	No Change			
0613_P_004	A	Site Location Plan Advertising	RM & LBC	No Change			
0613_P_101	C	Ground Floor Plan - Proposed	RM & LBC	1314_P_101	C	Proposed, Ground Floor Plan - Proposed	RM & LBC
0613_P_102	B	Ground Floor Mezzanine Plan - Proposed	RM & LBC	1314_P_102	C	Proposed, Ground Floor Mezzanine Plan	RM & LBC
0613_P_103	C	First Floor Plan - Proposed	RM & LBC	1314_P_103	C	Proposed, First Floor Plan	RM & LBC
0613_P_104	C	First Floor Mezzanine Plan - Proposed	RM & LBC	1314_P_104	C	Proposed, First Floor Mezzanine Plan	RM & LBC
0613_P_105	D	Roof Plan - Proposed	RM & LBC	1314_P_105	C	Proposed, Roof Plan	RM & LBC
0613_P_301	D	South Elevation - Proposed	RM & LBC	No Change			
0613_P_302	E	West Elevation - Proposed	RM & LBC	1314_P_302	C	Proposed, West Elevation	RM & LBC
0613_P_303	C	North Elevation - Proposed	RM & LBC	No Change			
0613_P_304	D	East Elevation - Proposed	RM & LBC	No Change			
0613_P_211	C	Proposed Section AA Looking South	RM & LBC	No Change			
0613_P_212	B	Proposed Section BB Looking South	RM & LBC	1314_P_212	C	Proposed, Section BB Looking South	RM & LBC
0613_P_221	D	Proposed Section CC Looking West	RM & LBC	1314_P_221	C	Proposed, Section CC Looking West	RM & LBC
0613_P_222	D	Proposed Section DD Looking West	RM & LBC	1314_P_222	C	Proposed, Section DD Looking West	RM & LBC
0613_P_223	⊖	DRAWING DOESN'T EXIST	-				

PREVIOUSLY APPROVED DRAWINGS				DRAWINGS FOR APPROVAL UNDER CURRENT APPLICATION			
Drawings Approved under Listed Building Consent 2014/1436/L and Approval of Reserved Matters 2014/1433/P				Drawings submitted for minor amendment under current application			
Document No	Rev	Document Title	RM/LBC	Document No	Rev	Document Title	RM/LBC
0613_P_231	C	Proposed Section EE Looking North	RM & LBC	No Change			
0613_P_232	C	Proposed Section FF Looking North	RM & LBC	1314_P_232	C	Proposed, Section FF Looking North	RM & LBC
0613_P_233	C	Proposed Section GG Looking North	RM & LBC	1314_P_233	C	Proposed, Section GG Looking North	RM & LBC
0613_P_234	C	Proposed Section HH Looking North	RM & LBC	1314_P_234	C	Proposed, Section HH Looking North	RM & LBC
0613_P_235	C	Proposed Section II Looking North	RM & LBC	1314_P_235	C	Proposed, Section II Looking North	RM & LBC
0613_P_236	C	Proposed Section JJ Looking North	RM & LBC	1314_P_236	C	Proposed, Section JJ Looking North	RM & LBC
0613_P_241	E	Proposed Section KK Looking East	RM & LBC	1314_P_241	C	Proposed, Section KK Looking East	RM & LBC
0613_P_410	D	Proposed Bay Study 02, MGS South Elevation - Main	RM & LBC	No Change			
0613_P_411	C	Proposed Bay Study 06, EHC North Elevation	RM & LBC	No Change			
0613_P_420	C	Proposed Bay Study 03, MGS West Elevation &	RM & LBC	No Change			
0613_P_421	C	Proposed Bay Study 09, EHC West Elevation - Service	RM & LBC	No Change			
0613_P_422	C	Proposed Bay Study 10, Service Yard Entrance	RM & LBC	No Change			
0613_P_430	C	Proposed Bay Study 04, MGS North Elevation -	RM & LBC	No Change			
0613_P_440	C	Proposed Bay Study 01, Cookery School Elevation	RM & LBC	No Change			
0613_P_442	B	Proposed Bay Study 07, EHC East Elevation -	RM & LBC	No Change			
0613_P_444	B	Proposed Bay Study 12, EHC East Elevation - Entrance	RM & LBC	No Change			
0613_P_501	B	WHC Signage Detail	RM & LBC	No Change			
Waitrose Non-Material Amendment							
0613_P_101	D	Ground Floor Plan - Proposed	RM & LBC	No Change			
0613_P_302	H	West Elevation - Proposed	RM & LBC	No Change			
0613_P_445	A	Bay Study 13, Single Sliding Door, MGS West Elevation & Arched Windows - Proposed	RM & LBC	No Change			

ADDITIONAL DRAWINGS FOR INFORMATION UNDER CURRENT APPLICATION			
1314_PC_101	A	Proposed, Amendment Legend, Ground Floor Plan	RM & LBC
1314_PC_102	A	Proposed, Amendment Legend, Ground Floor Mezzanine	RM & LBC
1314_PC_103	A	Proposed, Amendment Legend, First Floor Plan	RM & LBC
1314_PC_104	A	Proposed, Amendment Legend, First Floor Mezzanine	RM & LBC
1314_PC_105	A	Proposed, Amendment Legend, Roof Plan	RM & LBC
1314_PC_302	A	Proposed, Amendment Legend, West Elevation	RM & LBC
1314_PC_212	A	Proposed, Amendment Legend, Section BB Looking South	RM & LBC
1314_PC_221	A	Proposed, Amendment Legend, Section CC Looking West	RM & LBC
1314_PC_222	A	Proposed, Amendment Legend, Section DD Looking West	RM & LBC
1314_PC_232	A	Proposed, Amendment Legend, Section FF Looking North	RM & LBC
1314_PC_233	A	Proposed, Amendment Legend, Section GG Looking North	RM & LBC
1314_PC_234	A	Proposed, Amendment Legend, Section HH Looking North	RM & LBC
1314_PC_235	A	Proposed, Amendment Legend, Section II Looking North	RM & LBC
1314_PC_236	A	Proposed, Amendment Legend, Section JJ Looking North	RM & LBC
1314_PC_241	A	Proposed, Amendment Legend, Section KK Looking East	RM & LBC
1314_P_600	C	Illustration of Minor Changes	RM & LBC
1314_P_601	B	Illustration of Internal Fit Out	RM & LBC

**Guardian Space
Schedule of RMA Conditions Approvals
Approval of Reserved Matters 2014/I433/P
16.06.2014**

issued by Helen Lee
ref 1314(SC)0005
rev A
title Schedule of RMA Conditions Approvals
date 27.08.15

Condition	Description	Report titles / dwg numbers	Approved	LBC Ref
1	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.	0613(RP)015: Midland Goods Shed Planning Consent Report for Condition 1	05.02.2015	2014/7719/P
2	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.	0613(RP)020: Midland Goods Shed Planning Consent Report for Condition 2	11.08.2015	2015/3429/P
3	The development hereby permitted shall be carried out in accordance with the following approved plans: Existing: prefix 0613_P_001 A; 002 C; 003 B; prefix XP_301 C; 302 C; 303 C; 304 C; 101 B; 102 B; 103 C; 104 B; 105 C; 211 B; 212 B; 221 B; 222 B; 231 C; 232 B; 233 B; 234 B; 235 B; 236 B; 241 C; prefix DP_301B; 302 B; 303 B; 304 B; 101 B. Proposed: prefix 0613_DP_102 B; 103 B; 104 B; 105; 211 B; 212 B; 221 B; 222 B; 231 B; 232 B; 233 B; 234 B; 235 B; 236 B; 241 B; prefix P_101 B; 102 B; 103 C; 104 C; 105 C; 301 D; 302 E; 303 C; 304 D; 211 C; 212 B; 221 D; 222 D; 223 D; 231 C; 232 C; 233 C; 234 C; 235 C; 236 C; 241 E; 302 E; 410 D; 411 C; 421 C; 422 C; 420 C; 430 C; 440 C; 442 C; 444 B; 004 A; 501 B.	n/a	n/a	n/a

**Guardian Space
Schedule of LBC Conditions Approvals
Listed Building Consent 2014/1436/L
16.06.2014**

issued by Helen Lee
ref 1314(SC)0004
rev A
title Schedule of LBC Conditions Approvals
date 27.08.15

Condition	Description	Report titles / dwg numbers	Approved	LBC Ref
1	The works hereby permitted shall be begun not later than the end of three years from the date of this consent.	n/a	n/a	n/a
	Prior to commencement of the relevant parts of the development hereby approved, the following shall be provided on site and approved in writing by the Local Planning Authority:	n/a	n/a	n/a
2a	Details of the paint colour for the existing metal columns and roof structure to the East Handyside Canopy.	0613(RP)009: Heritage Consent Report for Conditions 2a, 2f, 2g and 2l	26.11.14	2014/5675/L
2b	b) Plan, elevation and section drawings of metal signage framing to the ground floor of the Midland Good Shed Office at a scale of 1:10 with typical fixing details to the brickwork at a scale of 1:1.	0613(RP)012: Midland Goods Shed Heritage Consent Report for Conditions 2b and 2e	26.03.15	2014/7717/L
2c	c) Plan, elevation and section drawings of typical details of the proposed lift and staircase in the Midland Goods Shed Office at a scale of 1:10 with typical fixing details to the brickwork at a scale of 1:1.	0613(RP)018: Midland Goods Shed Heritage Consent Report for Condition 2c	01.05.15	2015/1364/L
2d	d) Elevation of full height partition dividing the East Handyside Canopy at 1:10 with details of the framing for the glazing panel at 1:1.	0613(RP)019: Midland Goods Shed Heritage Consent Report for Condition 2d	12.05.15	2015/1703/L
2e	e) Plan, elevation and section drawings of all new sash windows to front elevation of Midland Goods Shed Office at a scale of 1:10 with typical glazing bar details at 1:1.	0613(RP)012: Midland Goods Shed Heritage Consent Report for Conditions 2b and 2e	26.03.15	2014/7717/L
2f	f) Samples and/or manufacturer's details of new facing materials for the East Handyside Canopy and Midland Goods Shed (to be provided on site and retained on site during the course of the works).	0613(RP)009: Heritage Consent Report for Conditions 2a, 2f, 2g and 2l	26.11.14	2014/5675/L
2g	g) Details of service runs for the Midland Goods Shed and East Handyside Canopy showing relationship of new pipework with the structure of the building.	0613(RP)009: Heritage Consent Report for Conditions 2a, 2f, 2g and 2l	26.11.14	2014/5675/L

Condition	Description	Report titles / dwg numbers	Approved	LBC Ref
2h	h) Plan, elevation and section drawings of typical details of the proposed mezzanine, balustrade and feature stairs in the Midland Goods Shed Office at a scale of 1:10.	Not submitted		
2i	i) Plan, elevation and section drawings of method of supporting and lighting proposed Waitrose sign to the West Handyside Canopy including method of fixing to the canopy at 1:1.	0613(RP)021: Midland Goods Shed Heritage Consent Report for Condition 2i	Not yet approved	2015/4263/L
2j	j) Section drawings at 1:1 showing proposed build up of the existing first floor structure in the Midland Goods Shed BA	0613(RP)010: Midland Goods Shed Heritage Consent Report for Conditions 2j, 2k, 2o and 2p	26.11.14	2014/5675/L
2k	k) Section drawings at 1:1 showing typical details of how the new roof covering will be fixed to the roof structure of the East Handyside canopy.	0613(RP)010: Midland Goods Shed Heritage Consent Report for Conditions 2j, 2k, 2o and 2p	26.11.14	2014/5675/L
2l	l) Section at 1:10 showing eaves detail and new trusses for the new roof to the Midland Good Shed BA	0613(RP)009: Heritage Consent Report for Conditions 2a, 2f, 2g and 2l	26.11.14	2014/5675/L
2m	m) Plan, elevation and section drawings of proposed screens to services area at the northern end of the Midland Goods Shed BA.	0613(RP)017: Midland Goods Shed Heritage Consent Report for Condition 2m	15.04.15	2015/0948/L
2n	n) Sample panel of new brickwork Kier.	0613(RP)014: Midland Goods Shed Heritage Consent Report for Condition 2n	01.02.15	2014/7774/L
2o	o) Details of the proposals relating to the hydraulic accumulator tower and hydraulic accumulator equipment including method of repair and re-installation.	0613(RP)010: Midland Goods Shed Heritage Consent Report for Conditions 2j, 2k, 2o and 2p	26.11.14	2014/5675/L
2p	p) Plan, elevation and section drawings of proposed façade treatment to East Handyside Canopy at a scale of 1:10, with glazing joints, framing and junction with roof at a scale of 1:1.	0613(RP)010: Midland Goods Shed Heritage Consent Report for Conditions 2j, 2k, 2o and 2p	26.11.14	2014/5675/L

Condition	Description	Report titles / dwg numbers	Approved	LBC Ref
3	Notwithstanding the drawings hereby approved, the replacement of the existing metal windows to the west and north elevation of the Midland Goods Shed is not hereby approved. For any window replacement a full justification shall be submitted and be approved in writing by the local planning authority before the relevant part of the work is begun.	0613(RP)011: Midland Goods Shed Window Report	19.12.14	2014/6852/L

Approved Reserved Matters Reports

2.4 The June 2014 approval of reserved matters decision lists the following reports submitted in support of the application:

- 1 Updated Written Scheme of Investigation for an Archaeological Watching Brief (Feb 2014)
- 2 Full Conservation Plan (Feb 2014)
- 3 Urban Design Report (Feb 2014)
- 4 Compliance Report (Feb 2014)
- 5 Environmental Sustainability Plan (Feb 2014)
- 6 Access and Inclusivity Statement (Feb 2014)
- 7 Earthworks & Remediation Plan (Feb 2014)
- 8 Listed Building Supporting Statement (Feb 2014)

Addendum Reports

2.5 The GNM amendments necessitate addenda to items 3, 4 (Section 3 of this document), 5 and 8 and these are submitted for approval. The other approved reports are unaffected by the GNM amendments.

2.6 In addition, an Environmental Plant Noise Assessment is submitted in respect of Condition 60 and a Kitchen Air Quality report is also provided.

3.0

Compliance Report

3.1

The proposed GNM amendments have implications for the following conditions which are addressed below:

- Condition 6 (Approval of Reserved Matters, General - Details Required)
- Condition 16 (Particulars to Accompany Reserved Matters Applications - Urban Design Report)
- Condition 17 (Particulars to Accompany Reserved Matters Applications - Environmental Sustainability Plan)
- Condition 27 (Details Required by Condition - Floorplans etc)
- Condition 32 (Development To Be Carried Out in Accordance with Permission - Retained Buildings and Structures)
- Condition 60 (Amenity – Plant Noise)

Condition 6 (Approval of Reserved Matters, General - Details Required)

3.2 The condition and its reason state:

“In relation to the buildings adjacent to or affecting the setting of listed buildings the Reserved Matters applications shall be supported by the following details:

- a *precise siting of the building where limits of deviation are shown on the Parameter Plans;*
- b *all access arrangements;*
- c *all elevations within the adjacent to or affecting the listed building;*
- d *roof treatments;*
- e *external drainage;*
- f *all external plant;*
- g *all infrastructure works associated with the building;*
- h *all public realm works associated with the building; and*
- i *information that demonstrates how the proposed design and appearance relates in an acceptable manner to all previous Reserved Matters approvals within such buildings (or where development has commenced pursuant to such approvals, the building so commenced) adjacent to or affecting the setting of the listed building.*

Reason: In order to safeguard the special architectural and historic interest of the building and to ensure that the details accord with the assessment in the Environmental Impact Assessment and in accordance with the requirements of policies KC11, B1 and B6 of the London Borough of Camden Replacement Unitary Development Plan2006.”

Response to Condition 6

3.3 Condition 6 applies to the Midland Goods Shed, East Handyside Canopy and West Handyside Canopy as they form part of group of buildings which are within the curtilage of the Granary building which is Grade II listed.

3.4 The Outline Planning Permission addressed the setting of the Listed Buildings through the terms of the approved Revised Development Specification and Parameter Plans. In designing the scheme, which comprises the refurbishment of an existing building and adjacent canopies, the relevant Parameter Plans have been complied with and in those respects the setting of the Listed Buildings is preserved.

3.5 The GNM amendments comprise a number of minor alterations to the previously approved scheme plans, elevations and sections; and also the Urban Design Report and Listed Building Supporting Statement.

3.6 The explanatory information in the submitted Addenda to the Urban Design Report and Listed Building Supporting Statement demonstrate how the

submitted design amendments have taken into account the special architectural and historic interest of the Midland Goods Shed and Canopies and the setting of adjacent Listed Buildings. They demonstrate that the significance of the listed buildings would be preserved. With respect to paragraph f, a series of condensing units are to be located upon the roof terrace approved within the June 2014 consents. This additional external plant is enclosed within the roof garden, which would be hidden from public views by the existing building and additional proposed visual / acoustic screening.

- 3.7 The minor amendment submission is accompanied by an application for Listed Building Consent and Addendum to the Listed Building Supporting Statement which details the variations from the existing Listed Building Consent and assess their impacts.
- 3.8 The submitted documents demonstrate that the special architectural and historic interest of the Listed Buildings would be safeguarded and meet the requirements of Condition 6.

Condition 16 (Particulars to Accompany Reserved Matters Applications - Urban Design Report)

3.9 The condition and its reason state:

“Relevant applications for approval of Reserved Matters submitted pursuant to this permission relating to the design of new buildings and to the landscaping of the public realm shall be accompanied by an urban design report which explains the underlying approach of the design and explains how it addresses each of the relevant Design Guidelines.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, including protection of the setting of listed buildings and the preservation or enhancement of the character or appearance of conservation areas in accordance with the Environmental Impact Assessment, in accordance with policies B1, B2, B6, B7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 16

3.10 The proposed GNM minor amendments follow the design principles and objectives set out within the original Urban Design Report (UDR) accompanying the June 2014 Reserved Matters submission. An addendum to the UDR is submitted with this application and sets out the proposed changes and design rationale for the proposed amendments in more detail.

3.11 The addendum UDR identifies how the amended proposals have been designed to maintain both the heritage fabric and the base-build scheme, such that alterations are few and where necessary are in accordance with other elements on and around the site. The key amendments addressed and considered to be acceptable in urban design terms are the external alterations comprising additional louvres on the western wall (matching those louvres approved within the June 2014 submission), plant (located within a roof garden and screened) and duct termination / cowls (which are located below ridge levels and hidden from public views).

3.12 The submitted addendum UDR meets the requirements of condition 16.

Condition 17 (Particulars to Accompany Reserved Matters Applications - Environmental Sustainability Plan)

3.13 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters in respect of buildings shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall explain:

- a *how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;*
- b *the reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted;*
- c *the specification for any green and/or brown roofs;*
- d *how energy shall be supplied to the building(s), highlighting;*
 - i *how the building(s) relate(s) to the site-wide strategy for district heating incorporating tri-generation from distributed combined heat and power;*
 - ii *how the building(s) relate(s) to the strategy for using biofuel boilers to supplement the energy supplied through district heating systems;*
 - iii *the assessment of the cost-effectiveness and reliability of the supply chain for biofuels; and*
 - iv *any other measures to incorporate renewables.*
- e *how the proposed building(s) have been designed to achieve a BREEAM and/or Ecohomes rating of "very good" (or an equivalent assessment method and rating) or better; and*
- f *the incorporation of bird boxes, bat roosts and other wildlife features on buildings.*

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment, in accordance with policies SKC1, KC8, B1, N7, and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 17

3.14 The 2014 Reserved Matters submission included an Environmental Sustainability Plan (ESP), which addressed each of the items listed in the condition. Notwithstanding the listed status of the Midland Goods Shed and canopies, the ESP demonstrated that the proposed development achieved

high levels of sustainability and is on target to achieve a BREEAM 'Excellent' rating.

3.15

The report also provided information to:

- 1 Satisfy Condition 45 and 48 concerning drainage and connection to the heating/combined heat and power systems; and
- 2 Show how the Midland Goods Shed, East Handyside Canopy and West Handyside Canopy responds to the obligations set out in Sections Y, Z and AA of the Outline Planning Permission Section 106 Agreement. These sections deal, generally, with environmental sustainability and implementation of the site-wide Environmental Sustainability Strategy and Energy Strategy documents prepared at the outline planning stage and, specifically, with energy use reduction, construction materials and waste, operational waste, water efficiency and sustainable drainage.

3.16

An addendum to the ESP is submitted with this minor amendment application to demonstrate that the proposals would continue to meet the requirements of Condition 17 and, in particular, remain on-target to exceed the (e) required BREEAM rating.

3.17

The submitted addendum ESP meets the requirements of Condition 17.

Condition 27 (Details Required by Condition - Floorplans etc)

3.18 The condition and its reason state:

“Details and particulars including floorspace figures, floorplans and layouts of the uses, and the vehicle and other servicing and access, including provision for any coach access and parking to be accommodated in built and refurbished accommodation, shall be submitted to and approved in writing by the local planning authority before any of those uses commences and the uses will commence only in accordance with the details so approved.

Reason: To ensure a comprehensive and sustainable development, to ensure safe and efficient access, to achieve good design and protect amenities and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SKC2, SKC3, KC1, KC2, KC3, KC6 and T15 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 27

3.19 The substitute plans and drawings listed in Part 2.0 of this document provide the revised floorplans and layout details required by this condition and embody the minor amendments to the layout of the approved Class D1 floorspace.

3.20 There is no alteration proposed to the floorspace figures that have been approved under the Outline Planning Permission and reserved matters approval.

3.21 The floorplans submitted meet the requirements of Condition 27.

Condition 32 (Development To Be Carried Out in Accordance with Permission - Retained Buildings and Structures)

3.22 The condition and its reason state:

“The following works of alteration to existing buildings and structures, to facilitate their refurbishment and re-use, shall only be carried out in accordance with the detailed description contained in the identified sections of the Development Specification and as follows:

- a *the “works to facilitate future uses” and “refurbishment parameters” set out in Parts 1-8 inclusive, Part 10 and Part 11 of the Development Specification Annex E (Specification of Works to Retained Historic Buildings and Structures) dates April 2004; unless otherwise approved in writing by the local planning authority;*
- b *The “works to facilitate future uses” and “refurbishment parameters” set out in Part 9 of the Revised Development Specification Annex E (Specification of Works to Retained Historic Buildings and Structures, Southern Stanley Building) dated September 2005, unless otherwise approved in writing by the local planning authority; and*
- c *no works other than the Permitted Demolition shall take place until:*
 - i *details and full particulars including proposals for the refurbishment, design and external appearance of the building(s) and their proposed uses, and supported by a Conservation Plan have been submitted to and approved in writing by the local planning authority, and*
 - ii *any relevant Listed Building or Conservation Area Consents have been granted.*

Reason: To ensure a comprehensive and sustainable development, to ensure good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas, and to ensure the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies S7, SKC1, SKC4, B1, B7, B6, and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 32

3.23 As part of the KXC Outline Planning application submitted in April 2004 and revised in September 2005, *“works to facilitate future uses”* and *“refurbishment parameters”* were set out for each building to be retained in Annex E of the Revised Development Specification and the Initial Conservation Plan.

3.24 The previously approved UDR and Full Conservation Plan set out the full scope of works proposed for the Midland Goods Shed and Canopies, and identified how the detailed proposals that are now being brought forward accord with the refurbishment principles and parameters set out in Annex E and Initial Conservation Plan documents.

- 3.25 With regard to sub-clause (c, i) of the condition, revised details of the refurbishment, design, external appearance and proposed use of the Midland Goods Shed and East Handyside Canopy are included in the submitted substitute plans and drawings, and are further explained in the addenda to the UDR and Listed Building Supporting Statement.
- 3.26 With regard to sub-clause (c, ii) of the condition, this submission is linked to a concurrent listed building consent application for the GNM proposed minor amendments.
- 3.27 As well as setting out the full scope of works, the approved Listed Building Supporting Statement justified the proposed works against Annex E, the Initial Conservation Plan documents and national and local policies.
- 3.28 The submitted addendum provides an update of this impact assessment and concludes that the proposed alterations would not adversely alter the special architectural and historic interest of either the Midland Goods Shed or East Handyside Canopy, or the setting of adjacent listed buildings. Overall the proposed amendments have a negligible impact upon the significance of the heritage assets. It concludes that the benefits of the alterations would continue to sustain the special historic and architectural interest of the heritage assets by preserving those elements of significance that have been identified as contributing to that special interest and most importantly by returning the building to optimum economically viable use.
- 3.29 Accordingly, the submitted plans and drawings and other documentation demonstrate that the GNM amendments accord with the requirements of Condition 32.

Condition 60 (Amenity – Plant Noise)

3.30 The condition and its reason state:

“Applications for approval of Reserved Matters shall include full particulars of the noise impact of any plant or equipment included in that application which shall meet the following standards unless otherwise agreed in writing by the local planning authority:

- d *noise levels at a point 1 metre external to sensitive facades to be at least 5dB(A) less than the existing background measurement (L_{A90}) expressed in dB(A) when all plant/equipment are in operation;*
- e *where it is anticipated that any plant/equipment will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) special attention to be given to reducing the noise levels from the piece of plant/equipment at any sensitive façade to at least 10dB(A) below the L_{A90} , expressed in dB(A).*

Reason: To ensure a sustainable development and to safeguard the amenities of the development and adjoining premises and the area generally and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with SD1, SD6, SD7 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 60

3.31 In conformity with Condition 60, all noise generating building services plant/equipment (excluding emergency plant, see below) will be specified and installed to achieve an acoustic performance at neighbouring sensitive facades, of at least 5 dBA below the prevailing baseline noise measurement, as defined by the baseline noise monitoring survey required by Outline Planning Permission Condition 59.

3.32 The proposed six additional external condenser units, proposed within the roof terrace, have been selected to avoid any tonal or impulsive characteristics described in part (b) of Condition 60. Where selected plant does have such characteristics, the noise from the plant will be designed to have a limit of 10dBA below the baseline measurement.

3.33 For the Midland Goods Shed, the nearest noise sensitive premises are:

- University of the Arts (UAL) building to the west - education
- Regeneration House to the south - office/gallery
- Building J (ArtHouse) to the east - residential

3.34 The submitted Environmental Plant Noise Assessment confirms that noise egress from the proposed additional plant (subject to implementing the recommended attenuation measures) would be compliant with the

requirements of Condition 60 in respect of the noise sensitive premises, the area generally and The Guardian roof garden.

3.35

The submitted documentation demonstrates that the proposed amendments accord with the requirements of Condition 60.