

Delegated Report		Analysis sheet	Expiry Date:	17/03/2016
(Members' Briefing)		N/A	Consultation Expiry Date:	27/01/2016
Officer			Application Number(s)	
Jenna Litherland			2015/7086/P	
Application Address			Drawing Numbers	
Coal Drops Ramp and Granary Square Kings Cross Central - Main site London N1C			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Reserved matters in relation to the Coal Drops Ramp within Development Zones M and Granary Square for installation of 28 Sheffield cycle stands in two locations: on the south side of the Coal Drops Ramp in front of and to the north of the Fish and Coal building; and in the south west corner of Granary Square north of the Coal Drops Ramp, as required by condition 51 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) 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 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 06/01/2016 until 27/01/2016 and a press notice was placed in the Camden New Journal on 29/12/2015 (expired 19/01/2016).</p> <p>No representations have been received.</p>					
CAAC/Local groups comments:	<p>Regents Canal CAAC: No response at time of drafting.</p> <p>Kings Cross CAAC: No response at time of drafting.</p> <p>Kings Cross Development Forum: No response at time of drafting.</p> <p>Regents Network: No response at time of drafting.</p>					

Site Description

- 1.1 The 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).
- 1.2 The application site comprises part of the Coal Drops Ramp which connects Granary Square to the Coal Drops Yard and part Granary Square north of the ramp. The site is located in Regent's Park Conservation Area and is in close proximity to the Eastern Coal Drop and Granary Building which are grade II listed. The site is located within the Kings Cross Opportunity Area.

Relevant History

- 2.1 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.'*
- 2.2 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 6 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.
- 2.3 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 14(b) - approval of reserved matters of not less than a further 70,000sqm GEA of built accommodation within 6 years of the permission, bringing the total to not less than 140,000sqm GEA of built accommodation.

- Condition 14(c) - approval of reserved matters of not less than a further 70,000sqm GEA of built accommodation within 9 years of the permission, bringing the total to not less than 210,000sqm GEA of built accommodation.
 - 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.
- 2.4 Four associated listed building consents were granted on 22/12/06 for demolition of Stanley Buildings North (2004/2313/L), partial demolition of the Great Northern Hotel (2004/2314/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 area 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).
- 2.5 To date reserved matters approvals have been granted for Zones G, J, L and V and sub-zones T1, T5, G1, R2, R3, R4, R5 south and north, R7, B1, B2, B3, B4, B5, B6, Zone B – Public Realm, Zone B Basements, Zone A, Zone E (Stanley building), Zone D (German Gymnasium), Zone C (Great Northern Hotel), Regeneration House, P1, the Boulevard, Canal Square, Pancras Road, Granary Square, Handyside Park, Cubitt Square, Cubitt Park and Tapper Walk to the north of Cubitt Park. In addition, full planning permission has been granted for student housing on Plot T6, a university on Plot R1 and retail development at Coal Drops Yard.
- 2.7 Of particular relevance to this scheme are: reserved matters approval for: Coal Drops Yard (2015/6018/P), The University of the Arts (2007/5228/P, 2012/4348/P), and The Fish and Coal and Eastern Wharf Road Arches (2014/5272/P); full planning permission for: Coal Drops Yard (2015/6015/P); and listed building consent for: Coal Drops Yard (2015/6016/L).

Relevant policies

- 3.1 The 2006 outline planning permission forms the basis for determining the reserved matters approvals for the various development zones that make up Kings Cross Central.
- 3.2 The outline permission was granted following its assessment against national, regional and local policies existing at the time. Where these policies have subsequently changed, their influence can only over-ride on those matters which have not already been set down in principle by the outline permission.
- 3.3 In the case of the current reserved matters application and details for approval, the policies and guidance considered to be of particular relevance are set out below:
- 3.4 **LDF Core Strategy and Development Policies 2010**
- CS11 – Promoting sustainable and efficient travel
 - CS14 – Promoting high quality places and conserving our heritage
 - CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity
 - CS19 - Delivering and monitoring the Core Strategy
 - DP16 – The transport implications of development
 - DP17 – Walking, cycling and public transport
 - DP24 – Securing high quality design
 - DP25 – Conserving Camden’s heritage
- 3.5 **Camden Planning Guidance 2011 (Updated 2013 and 2015)**
- CPG7 – Transport

Assessment

- 4.1 This report considers an application for matters reserved by the grant of outline planning permission for King's Cross Central in respect of parts of the Coal Drops Ramp and Granary Square. A reserved matters application is similar to, although wider ranging, than an approval of details application required by condition. The reserved matters deal with layout (except as set out in parameter plan KXC005), scale, appearance, access (except as set out in parameter plan KXC007) and landscaping.
- 4.2 Reserved matters application also addresses conditions attached to the outline permission. Some of these conditions specify that certain supporting material must be submitted at reserved matters stage, others require the submission of details prior to implementation. These need to be formally discharged. Also addressed as part of the application are certain 'controlling conditions'. These do not explicitly require the submission of details for approval, but restrict the form or timing of the development in some way. The applicant has therefore provided supporting information to address relevant conditions.
- 4.3 The key condition relevant to this reserved matters application is condition 51 which requires cycle parking to be in accordance with appendix 6 of the UDP 2006.
- 4.4 The proposal is for the installation of 28 Sheffield cycle stands in two locations: 15 stands on the southern side of the Coal Drops Ramp and 13 stands in Granary Square immediately north of the Coal Drops Ramp.
- 4.5 The design of the cycle parking is consistent with that elsewhere in the wider site being Sheffield stands. This is also in accordance with guidance in CPG7.
- 4.6 The cycle parking will serve the Eastern Goods Yard development (the Granary and Eastern and Western Transit Sheds). Reserved matters approval for minor amendments to the Eastern Goods Yard (reference: 2012/4348/P) approved 74 spaces (37 stands) along the western side of Stable Street. These spaces have not yet come forward as the western side of Stable Street has not yet been developed. During the detailed design of the Coal Drops Yard it was considered more appropriate to distribute cycle parking stands for both the Eastern Goods Yard and Coal Drops Yard more widely. Therefore, 16 of the Eastern Goods Yard stands will be provided along the western side of Stable Street under the Coal Drops application alongside a further 27 stands for the Coal Drops Yard. (as approved under application 2015/6015/P). The remaining 28 stands allocated to the Eastern Goods Yard are proposed to be relocated to the Coal Drops Ramp and Granary Square as detailed in this application.
- 4.7 To summarise, the proposal ensures that both the Eastern Goods Yard and the Coal Drops Yard provide a policy compliant level of cycle parking, by relocating 28 stands from their previously approved location on the western side of Stable Street to the Coal Drops Ramp and the Granary Square. This is considered to be acceptable and in accordance with condition 51.
5. **Recommendation:** Approve reserved matters subject to conditions and approve details.

DISCLAIMER

Decision route to be decided by nominated members on *[Monday, 22nd February 2016]*.
For further information please go to www.camden.gov.uk and search for 'members briefing'