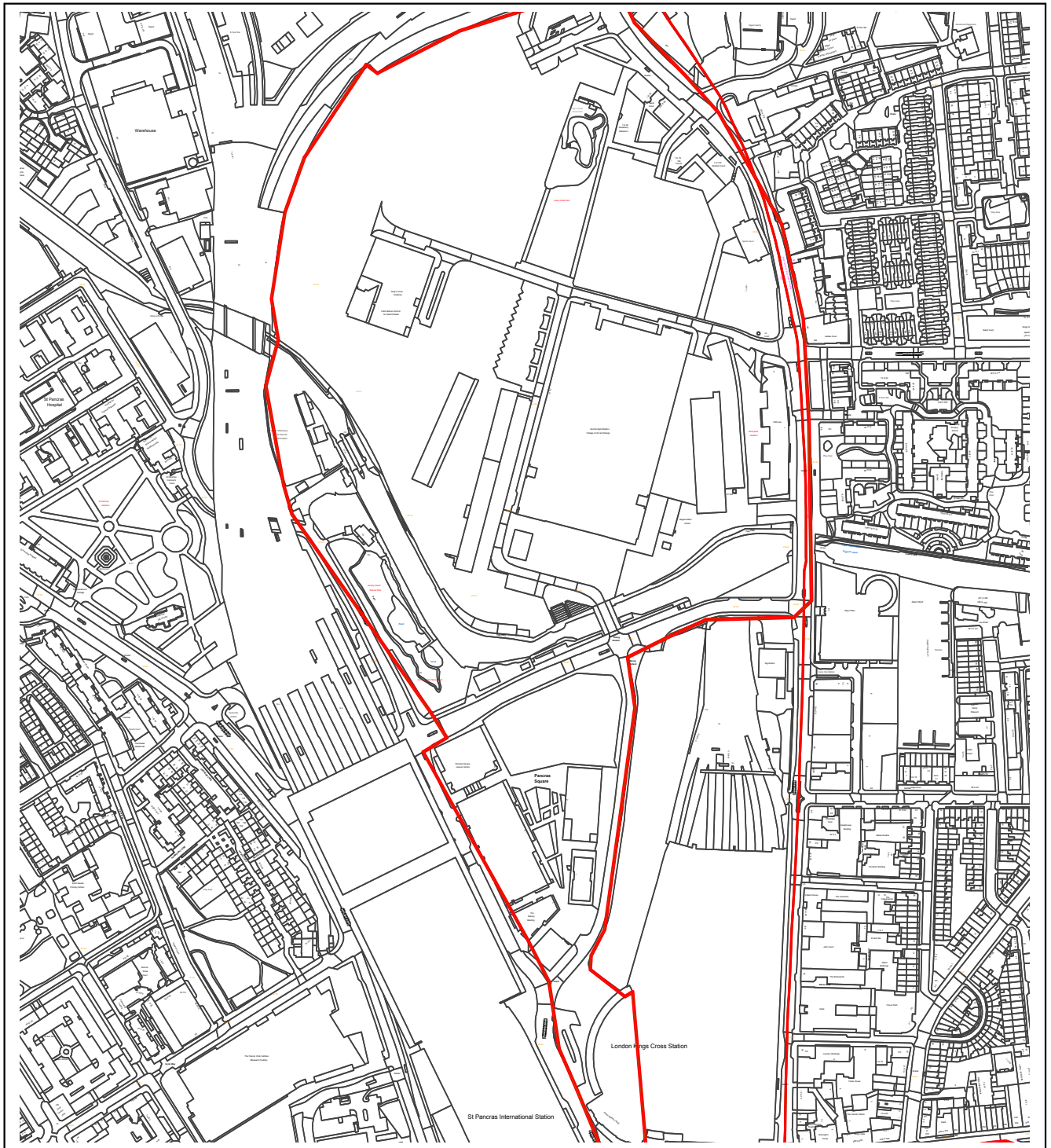


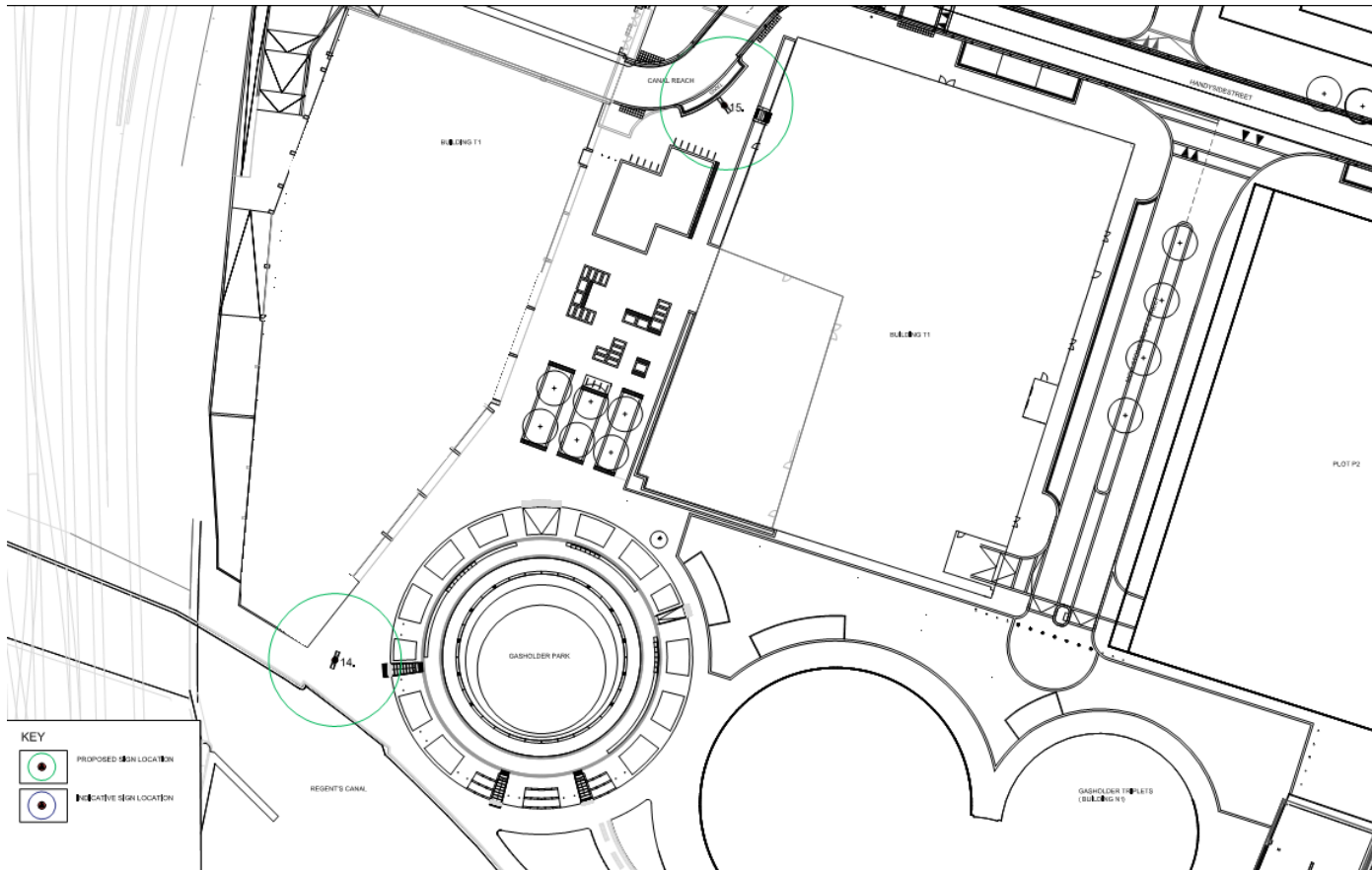
Kings Cross Central



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Revised location 14 (Gad Holder)



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		25/11/2015	
		N/A		Consultation Expiry Date:		05/11/2015	
Officer				Application Number(s)			
Patrick Marfleet				2016/0010/P & 2016/0014/A			
Application Address				Drawing Numbers			
Kings Cross Central York Way London N1C 4AB				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 18 internally illuminated, free standing wayfinding signs at various locations across the Kings Cross Central site.							
Recommendation(s):		Grant Planning Permission & Advertisement Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice: 14/01/2016 - 04/02/2016 Press notice: 14/01/2016 - 04/02/2016 No comments received.					
CAAC/Local groups comments:		Regents Canal CAAC, Kings Cross CAAC and the Kings Cross Development Forum were consulted however, no responses have been received. Canals and River Trust: We have no objection to the proposed design of the wayfinding signs and agree with the positioning of most of them. However, we are concerned about the positioning of No.14. This is very close to the boundary with the towpath, which is narrow in this area. The landscaping works around the Gasholder Park will help to widen this shared space, and it would therefore be unfortunate to restrict it again with a large sign. The bridge creates a narrowing of the path, as well as the towpath edge, where there is an historic inlet detail in this location. The towpath is					

	<p>increasingly busy in this area, with cyclists and pedestrians, and we are keen that as much width as possible is created and that pinch points are limited. We would therefore suggest that this sign should be set back further from the water's edge, and be set behind the line of the adjacent building and Gasholder structure.</p>
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Officer response: Revised plans have since been submitted showing sign 14 set further back from the towpath which will ease the flow of pedestrians and cyclists in this area.

Site Description

The proposed signs will be installed at strategic locations across the entirety of the Kings Cross Central site with some located within the Regents Canal and Kings Cross Conservation Area.

Relevant History

None relevant to this application.

Relevant policies

NPPF 2012

The London Plan March 2015

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

Regent's Canal Conservation Area Statement and Management Plan (2008)

Kings Cross / St. Pancras Conservation Area Statement (2003)

Assessment

1.0 PROPOSAL

- 1.1 Planning permission and advertisement consent is sought for the installation of 18 bespoke wayfinding signs across Kings Cross Central (KXC) which will include more detailed information about the various destinations at the site. The proposed A-Frame totem signs will present a map with directional information on one side, similar to the Legible London midi/miniliths, and a “What’s On” panel on the other which will include advertisements and information on the current events happening around (KXC). The proposed signs would have a height of 2.6m, a width of 0.6m and a base depth of 0.55m. During the evening the signs will be internally lit by LED lights and an in-ground luminaire to ensure maximum legibility.

Revisions

- 1.2 The Canals & River Trust raised concerns regarding the position of sign 14 and the potential restriction it would have on pedestrian and cyclist movement along the canal towpath. To address this issue the sign has now been re-positioned further away from the water’s edge ensuring access along the towpath remains unrestricted.

2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council’s design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 ‘Conserving Camden’s Heritage’ states that within conservation areas, the Council will only grant permission for development that ‘preserves and enhances’ its established character and appearance.
- 2.2.2 The proposed Kings Cross wayfinder signs have been designed in coordination with the TfL Legible London system with six Legible London signs to be located around the periphery of the site, which will be applied for as part of a separate application.
- 2.2.3 In order to integrate with the surrounding area the proposed Kings Cross signs share a similar size, scale and format as the Legible London signs. The proposed height of 2.6m would match the height of the Legible London *minilith* & *midilith* totems, which are prevalent throughout the Central London Area, ensuring that the new signs follow an established format and do not have an overbearing impact on the character and appearance of the surrounding area.
- 2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The bronze and turquoise colour scheme proposed would give the signs a stylish and contemporary aesthetic whilst paying tribute to the industrial heritage of the site and would not harm the character and appearance of the surrounding conservation areas.

2.3 Impact on amenity of neighbouring residents and public safety

- 2.3.1 The proposed signs will be lit internally through LED lights fixed to the back of the information panels and an in-ground luminaire at the base of the sign. This base light would discharge a beam of light at a 45 degree angle on to the inner surface of the totem which will reduce the amount of glare and light spillage emanating from the signs for both neighbouring residents, and passers by. There would be no other implications on the amenity of present or future residents at the site as a result of the development
- 2.3.2 The locations of the new signs are considered acceptable from a highways perspective and would not have a harmful impact to either pedestrian or vehicular safety in the area.

3.0 **Recommendation**

- 3.1 Grant Planning Permission and Advertisement Consent

DISCLAIMER

Decision route to be decided by nominated members on April 11th 2016. For further information please click [here](#)



Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Application Ref: **2016/0014/A**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

6 April 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990

Advertisement Consent Granted

Address:
Kings Cross Central
York Way
London
N1C 4AB

DECISION

Proposal:
Installation of 18 internally illuminated, free standing wayfinding signs at various locations across the Kings Cross Central site.

Drawing Nos: TOWN279(08)5207, Wayfinding Scheme Submission Statement, Cover Letter.

The Council has considered your application and decided to grant consent subject to the following condition(s):

Conditions and Reasons:

- 1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

Director of Culture & Environment



- 2 No advertisement shall be sited or displayed so as to
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any advertisement displayed and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: - As required by regulation 2(1) and Schedule 2 of the Town & Country Planning (Control of Advertisements) (England) Regulations 2007.

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 in regard to your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

Frederique Siegel
Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Application Ref: **2016/0010/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

6 April 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Kings Cross Central
York Way
London
N1C 4AB

DECISION

Proposal:

Installation of 18 internally illuminated, free standing wayfinding signs at various locations across the Kings Cross Central site.

Drawing Nos: TOWN279(08)5207, Wayfinding Scheme Submission Statement, Cover Letter.

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).

Director of Culture & Environment



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans TOWN279(08)5207, Wayfinding Scheme Submission Statement, Cover Letter.

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 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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