

Compliance Report

Buildings T2-T3

King's Cross Central
General Partner Ltd

June 2016

King's Cross



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Buildings T2 - T3

Planning Compliance Report

King's Cross Central General Partner
Limited

8 June 2016

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1.0 Introduction

- 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'). The KXC scheme was subject to an Environmental Impact Assessment and was described in a Development Specification document with accompanying Parameter Plans (both revised September 2005), which form part of the permission and are referred to in the planning conditions. The Outline Planning Permission was accompanied by a Section 106 legal agreement dated 22 December 2006 which has been subsequently amended by a number of Deeds of Variation. These documents are collectively referred to in this report as the 'S106 Agreement'.
- 1.2 This Planning Compliance Report provides a comprehensive overview of how details of Reserved Matters and relevant pre-commencement planning conditions of the Outline Planning Permission and Section 106 obligations are being addressed in respect of detailed proposals for Buildings T2-T3. The proposed development includes two buildings, Building T2 and T3, located across plots T2, T3 and T4 within Development Zone T of the King's Cross Central Development Site. The buildings may be brought forward separately or together, as one development.
- 1.3 The development of Buildings T2-T3 in its entirety comprises a ground plus 8 storey to ground plus 11 storey building; its highest point to the south of Building T2, where it abuts Building T1, stepping down in height towards the centre, and back up again to the north of Building T3, adjacent to the now complete and occupied Building T5. The two buildings together will complete the terrace along the north western boundary of the King's Cross Central Development Site adjacent to the railway lines, and the western side of Canal Reach. The development of Buildings T2-T3 has been designed to respond to the both the surrounding context and the adjacent public realm, along Canal Reach.
- 1.4 Primarily proposed in office (B1) use, the development also comprises a Primary Health Care Centre (PHCC) (D1 use) at ground floor level, in accordance with the obligations of the Section 106 Agreement for the site; and flexible office, retail and leisure uses at ground floor. The development also includes a fuel cell for the KCX site at ground floor adjacent to the service road to the west, in accordance with Section X of the Section 106 Agreement for the site – Environmental Sustainability – Energy. There is no basement proposed. Works to the public realm are also being brought forward as part of this Reserved Matters submission, along the western site of Canal Reach.
- 1.5 The submission proposes two options for the ground floor of Building T2, which differ in terms of the size of the PHCC. This is due to ongoing discussions with LB Camden and NHS England, and is explained further in Section 29 of this document, in response to compliance with Part M of the S106 Agreement,

Health. This is shown in the drawing package as two separate drawings for ground floor level; and in response to Condition 27 within this document, where the floorspace of both Option 1 and Option 2 are set out separately. It is envisaged that Option 2 will be built out, however we assume Option 1 in the response to the other conditions regarding floorspace throughout this document, as this is the larger of the two options.

- 1.6 The Outline Planning Permission established a number of development zones and set out the permitted disposition of land uses across those zones and parameters for (inter alia) height, bulk and mass of development permitted. Subsequent detailed proposals that come forward on individual development zones and plots as Reserved Matters are controlled by planning conditions attached to the Outline Planning Permission to ensure that they fall within those approved parameters.
- 1.7 The proposal will bring forward a high quality development which will make a positive contribution to the surrounding public realm, in the northern part of the King's Cross Development. The mix of uses at ground floor level would add to the enlivenment of the public realm, with active frontages and animated facades along the stretch of Canal Reach. Buildings T2-T3 will make a significant contribution to the emerging high quality environment of KXC which is becoming a vibrant destination for local residents, employees and visitors.
- 1.8 The location of Buildings T2-T3 and the Reserved Matters submission boundary are shown on the submitted Location Plan (with reference KXC-T2-001-A-1503-P10-001 Revision 01).
- 1.9 The approved Main Site Revised Development Specification (2005) gives the following summary description of Development Zone T in Table 2:-
"Mixed use new development. The principal land uses would be business and employment (B1), residential and a Multi Storey Car Park (MSCP), which may include an electrical sub-station, a city car club and other site services/facilities. The application also provides for a primary health care centre, a Sure Start/children's centre and potentially other D1 land uses. Residential development may include student housing at the northern end of zone T and/or other housing wrapping around the MSCP. The application also provides for shopping/food and drink (A1/A2/A3/A4/A5) uses."
- 1.10 This report acts as a 'navigation' document for the Reserved Matters submission for Buildings T2-T3 and its relationship to the various outline planning conditions and S106 obligations. The submission provides the Reserved Matters details referred to in the conditions and specified in the Definitions attached to the Outline Planning Permission, which address layout, scale, appearance, access and landscaping, except as already established by the relevant Parameter Plans.

Site Context

- 1.11 The plot for Buildings T2-T3 is located within Development Zone T within the northern part of the KXC development, across plots T2, T3 and T4. The plot

occupies a prominent location along the western edge of Development Zone T adjacent to Regent's Canal. The permitted limits for Development Zone T and plots T2, T3 and T4 are shown on Parameter Plan KXC 005 (Development Zones).

- 1.12 The plot for Buildings T2-T3 is 0.7 ha and is located on the western edge of Development Zone T, with Regent's Canal to the south west, railway lines to the west, and Development Zone S to the east. Some elements of the public realm of Development Zone T have already secured Reserved Matters approval. A revised scheme for Canal Reach (South) (formerly Canal Street), to the south, is designed to adoptable standards and was approved alongside Reserved Matters for the Gas Holder Park, as part of a joint approval (with reference 2014/3681/P) in August 2014. The northern portion of Canal Reach and its junction with York Way were approved as part of the Building T6 application (ref. 2010/4468/P).
- 1.13 Reserved matters approval for the following buildings within Zone T have already been granted:
- Plot T1 (with reserved matters reference 2013/0405/P and subsequently amended via reference 2014/4605/P) incorporating residential apartments, a multi storey car park, a multi-use games area (MUGA) and other uses (originally approved in 2009, with reference 2009/0415/P).
 - Plot T5 (with reference 2013/2481/P and subsequently amended via reference 2014/5465/P) incorporating a 12 storey building comprising 198 student bedrooms and a commercial/retail unit (class A1/A2/A3/D1) at ground floor was approved in July 2013.
- 1.14 In addition, full planning permission has been granted for the student accommodation development on Plot T6 (with reference 2010/4468/P) dated 11 January 2011. As such, Buildings T2-T3 will be the final piece and complete Development Zone T of the King's Cross Central site.

Summary of Proposals

- 1.15 The proposed development is fully described in the separate Urban Design Report (UDR) which accompanies this Reserved Matters submission, but the essence of the proposals are summarised below.

Land Uses	Office (B1); Health Care Centre (D1), flexible Retail (A1-A4); and leisure (D2).
Total Floorspace (GEA, excluding basement)	49,489sqm (this is the total of Building T2, (Option 1), and Building T3, explained further in response to Condition 27 within this document).
Basement Floorspace (GEA)	0 sqm
Maximum building heights (AOD)	73.825m AOD
No. of storeys	Ground plus 11

No. of car parking spaces	There are 4 disabled spaces provided with the development for Building T2-T3, along the service road to the west of the Buildings. Two to the north adjacent to Building T3, one further to the south adjacent to Building T2, and one to the south of the service Road. Other parking general storage areas are provided for KCES along the western elevation of the building also, facing west.
No. of cycle spaces	746 spaces in total within Buildings T2-T3; 436 in Building T2 and 310 spaces within Building T3, located at ground floor level on double height cycle racks as shown on drawings KXC-T2-001-A-1503-P20-001 R01 and A-1503-P20-002 R01 respectively. An additional 24 Sheffield stands will be provided along Canal Reach for visitors to the building.
No. of Commercial units	Flexible Office, Retail and Leisure Spaces at ground floor level as shown on drawings KXC-T2-001-A-1503-P20-001 R01 and A-1503-P20-002 R01 respectively and explained further in response to condition 27 within this document.
Main Public Entrances	There are two main entrances, one to Building T2 and one to Building T3, located along Canal Reach, to the east of the development.
Principal materials	Anodised aluminium and glazing
Green/brown roofs	A green roof of 1,079sqm is located on Building T2 (30% of the total roof area of Building T2) and 718sqm is located on Building T3 (26% of the total roof area of Building T3). Taken together, this totals 1,797sqm of green roof (28% of the total roof area).
Landscaped roof terraces/balconies	Yes. Terraces run along the Buildings T2-T3 at level 8, 9, and 10. Please refer the drawings within the submitted drawing package for details.
Connection to site-wide low-carbon energy system	Yes
Renewables	No
Overall reduction in carbon emissions against Part L (including design measures and contribution of the low-carbon energy system)	39%
Predicted BREEAM rating	It is envisaged that the development for Buildings T2-T3 will achieve a BREEAM 'Excellent' rating.
Associated public realm	Yes, the Reserved Matters boundary includes areas of public realm along Canal Reach to the east of the buildings.

Content of the Submission

1.16

The appropriate LB Camden application form has been completed and is submitted in compliance with Condition 3 of the Outline Planning Permission. The other conditions addressed by this submission are listed numerically on the application form and set out with brief summary notes below. Please note that the Planning Compliance Report only addresses planning conditions relevant to this submission and therefore some conditions, for example those relating to residential uses, are not included.

Condition	Summary Note
9	Landscaping and trees
10	Landscaping and planning programme
14	Floorspace to be applied for over prescribed time periods
16- 22	Reserved Matters to include, respectively, Urban Design Report, Environmental Sustainability Plan, Earthworks and Remediation Plan, Access Statement, Illustrative Build-Out Plan, Construction Timetable and Servicing Strategy
27	Details of internal floorplans, layouts and floorspace figures
28	Refuse storage and collection arrangements
31	Development to follow approved Parameter Plans as described in the Revised Development Specification
33	Overall floorspace limits
34	Floorspace limits north/south of Regent's Canal
35	Uses permitted in KXC and maximum floorspace for each use
36	Maximum floorspace by use in each zone
45	Capacity of drainage infrastructure site-wide
46	Green and Brown Roofs
48	Incorporation of pipework necessary to connect to district heating/combined heat and power systems
49 and 50A	Car parking standards and use of car parking
51	Cycle parking standards
56	Archaeology
60	Noise impact of plant and equipment to meet defined standards
63	Foundations of Buildings within T Zone

64-65 Volume of spoil removal and lorry movements

66-67 Overall annual lorry movements for import of infrastructure and construction materials

Compliance with Part M of the Section 106 Agreement – Health

1.17 A number of conditions to the Outline Planning Permission have already been discharged by previous submissions and these are not addressed within this Compliance Report. These include Conditions 59 (Baseline Noise Survey) and 68 (Unexploded Bomb Survey).

1.18 In the remainder of this Compliance Report, each of the relevant conditions are addressed in turn, by providing an account of how the submission satisfies that condition. In some cases, for example the illustrative build-out plan and construction timetable, the relevant information is provided in this report by means of text and plans. In others, compliance is demonstrated by cross-reference to the following free-standing documents submitted with the application:-

- Drawing Package - compilation of scheme layout plans, elevations, sections and details (a full list of the submitted drawings is provided in the schedule attached at the end of this section);
- Urban Design Report – including scheme concept, detailed scheme description and consideration of the relevant Design Guidelines attached to the Outline Planning Permission. The arrangements for car and cycle parking, the servicing strategy and details of refuse and recycling are also set out in this document;
- Sunlight and Daylight Report;
- Archaeological Report;
- Earthworks and Remediation Plan;
- Environmental Sustainability Plan; and,
- Access and Inclusivity Statement.

1.19 In the Outline Planning Permission, the conditions are presented under a sequence of subject headings and sub-headings. To aid ease of use of this report, the conditions referred to in turn are each accompanied by those corresponding headings.

1.20 In addition, the most relevant parts of the Section 106 Agreement are considered in conjunction with the conditions, specifically, Sections M (Health), V (Access and Inclusivity), W (Environmental Sustainability), X (Energy), Y (Construction Materials/Waste), Z (Waste) and AA (Water).

1.21 The proposals for Buildings T2-T3 have developed through a progressive process of pre-submission consultations between the King's Cross Central General Partner Limited ('KCCGPL') design team, Planning and Urban Design Officers at LB Camden and other relevant stakeholders and local bodies, over several months.

1.22

Following a number of pre-application meetings with LB Camden Officers the details of the proposed building were taken to the King's Cross Design and Access Forum on 7 October 2015. Comments made by members of the Forum have been considered and incorporated into the proposals where practicable.

Drawing Schedule

Document	Scale @ A1	Title
KXC-T2-001-A-1503-P10-001	1250	Location Plan
KXC-T2-001-A-1503-P10-002	500	Site Plan
KXC-T2-001-A-1503-P20-001	250	Floor Plan – Level 00 Ground Floor – PHCC 1250sqm
KXC-T2-001-A-1503-P20-002	250	Floor Plan – Level 00 Ground Floor – PHCC 700sqm
KXC-T2-001-A-1503-P20-101	250	Floor Plan – Level 01
KXC-T2-001-A-1503-P20-102	250	Floor Plan – Level 02
KXC-T2-001-A-1503-P20-103	250	Floor Plan – Level 03
KXC-T2-001-A-1503-P20-104	250	Floor Plan – Level 04-07
KXC-T2-001-A-1503-P20-108	250	Floor Plan – Level 08
KXC-T2-001-A-1503-P20-109	250	Floor Plan – Level 09
KXC-T2-001-A-1503-P20-110	250	Floor Plan – Level 10
KXC-T2-001-A-1503-P20-111	250	Floor Plan – Level 11
KXC-T2-001-A-1503-P20-112	250	Floor Plan – Level 12 Roof
KXC-T2-001-A-1503-P20-200	250	Section AA and BB
KXC-T2-001-A-1503-P20-201	250	Section CC and DD
KXC-T2-001-A-1503-P20-302	250	Elevation Tiles Identification
KXC-T2-001-A-1503-P20-303	250	East Elevation
KXC-T2-001-A-1503-P20-304	250	West Elevation
KXC-T2-001-A-1503-P20-310	100	North Elevation – Block S1
KXC-T2-001-A-1503-P20-311	100	North Elevation – Block S2
KXC-T2-001-A-1503-P20-320	100	East Elevation – Block S1
KXC-T2-001-A-1503-P20-321	100	East Elevation – Block S2
KXC-T2-001-A-1503-P20-322	100	East Elevation – Block N1
KXC-T2-001-A-1503-P20-323	100	East Elevation – Block N2
KXC-T2-001-A-1503-P20-330	100	South Elevation – Block S1
KXC-T2-001-A-1503-P20-340	100	West Elevation – Block S1
KXC-T2-001-A-1503-P20-341	100	West Elevation – Block S2
KXC-T2-001-A-1503-P20-342	100	West Elevation – Block N1
KXC-T2-001-A-1503-P20-343	100	West Elevation – Block N2
KXC-T2-001-A-1503-P21-420	25	Façade Bay Study – East Elevation - Typical Office Floor with Louvres
KXC-T2-001-A-1503-P21-421	25	Façade Bay Study – East Elevation – Knuckle – Blocks N1 and N2
KXC-T2-001-A-1503-P21-422	25	Façade Bay Study – East Elevation - Screen and Frame
KXC-T2-001-A-1503-P21-423	25	Façade Bay Study – East + West Elevation - Party Wall South
KXC-T2-001-A-1503-P21-424	25	Façade Bay Study – East Elevation - Three Storey Colonnade
KXC-T2-001-A-1503-P21-425	25	Façade Bay Study – East Elevation -

		Two Storey Colonnade
KXC-T2-001-A-1503-P21-427	25	Façade Bay Study – East Elevation - Reception Entrance
KXC-T2-001-A-1503-P21-428	25	Façade Bay Study – East Elevation - Level 8 Terrace/Office Floor
KXC-T2-001-A-1503-P21-429	25	Façade Bay Study – East Elevation - Level 9-10 Balcony/Sedum Roof
KXC-T2-001-A-1503-P21-440	25	Façade Bay Study – West Elevation - Typical Office Floor
KXC-T2-001-A-1503-P21-442	25	Façade Bay Study – West Elevation - Double Height Spaces
KXC-T2-001-A-1503-P21-444	25	Façade Bay Study – West Elevation - Accessible Roof Terrace/Office floor
KXC-T2-001-A-1503-P21-445	25	Façade Bay Study – West Elevation - Perimeter Escape Stair
KXC-T2-001-A-1503-P21-446	25	Façade Bay Study – West Elevation - Loading Bay and BE Parking
KXC-T2-001-A-1503-P21-447	25	Façade Bay Study – West Elevation – Level 02 Soffit, Plant room and Green Wall
KXC-T2-001-A-1503-P21-451	25	Atria Bay Study – Block S1 – Cladding Types 6 + 7

2.0 **Condition 9 (Landscaping and Trees)**

2.1 The condition and its reason state:

“The details of the landscaping to be submitted as part of the applications for Reserved Matters approval shall include details of:

(a) all existing trees (with a stem diameter of 75mm or greater), and all existing within 10 metres of the perimeter of that part of the Development indicating:

(i) the location, species, stem diameter at 1.5 metres above ground level, height and accurate crown spread;

(ii) those to be retained;

(iii) where nearby excavations are proposed, the level at the base of each tree to be retained;

(iv) trees to be removed in conjunction with that part of the proposed development; and

(v) where appropriate the proposed positions and lines of protective fencing and prohibited areas.

(b) details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items will affect trees on or adjoining that part of the site;

(c) treatment of trees to be retained and new tree or other planting including indigenous species or those of wildlife, flowering or foliage value; earthworks, ground finishes, top soiling with both conserved and imported top soils, levels, drainage including falls and drain types;

(d) proposed canal moorings; and

(e) the equipment and other treatment of land within the MUGA and LEAP spaces.

And all works shall only be carried out with the details so approved.

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, to ensure a minimal impact on existing trees, to contribute to biodiversity, and to ensure that the details accord with the assessment in the Environmental Impact Assessment, in accordance with policies B1, B2, N4, N8, KC8, KC10, RC1 and RC3 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 9

2.2 In the case of the submission for Buildings T2-T3, only part (c) is relevant to the details required by the condition. The information required is provided in the appropriate parts of the Urban Design Report and shown on Townshend Landscape Architects plans included in the submitted set of drawings.

2.3

In terms of the public realm areas at street level, the proposals are demonstrated on the relevant plans and drawings as follows:-

Drawing Title	Scale at A3	Drawing No.	Rev.
Landscape Drawings			
Plans			
Canal Reach Surface Finishes and Detail Tag Location Plan	1/800	TOWN279.19.2(08)3001	6
Canal Reach Proposed Levels Plan	1/800	TOWN279.19.2(08)3002	5
Canal Reach Tree Planting Plan	1/800	TOWN279.19.2(08)5001	5
Details			
Detail 1.01 Paving patterns	1:10	TOWN279.19.2(08)4011	2
Detail 2.01 Sandstone paving interface with granite setts	1:10	TOWN279.19.2(08)4021	3
Detail 2.02 Granite setts interface with carriageway	1:10	TOWN279.19.2(08)4022	3
Detail 2.03 Sandstone paving interface with carriageway	1:10	TOWN279.19.2(08)4023	3
Detail 2.04 Sandstone paving interface with building	1:10	TOWN279.19.2(08)4024	3
Detail 2.05 Sandstone paving interface with granite setts	1:10	TOWN279.19.2(08)4025	2
Detail 2.06 Sandstone paving interface with disabled bay	1:10	TOWN279.19.2(08)4026	2
Detail 2.07 Section sandstone paving interface with disabled bay	1:10	TOWN279.19.2(08)4027	2
Sections			
Canal Reach section A-A' and B-B'	1/100	TOWN279.19.2(08)7001	5
Detail 3.01 Tactile paving detail and interface with kerb	1:5	TOWN279.19.2(08)4031	2
Detail 3.02 Section tactile paving detail and interface with kerb	1:10	TOWN279.19.2(08)4032	3
Detail 4.01 Cycle stands interface with reclaimed granite setts	1:10	TOWN279.19.2(08)4041	2
Detail 4.02 Bespoke bench	Varies	TOWN279.19.2(08)4042	2
Detail 6.01 Tree in planting section	1:20	TOWN279.19.2(08)6011	3
Detail 6.02 Planter detail	1:10	TOWN279.19.2(08)6012	3

2.4

The landscaping details described above and in the Urban Design Report, and shown on the submitted plans and drawings, are provided to demonstrate compliance with Condition 9. The details shown on the plans, drawings and planting schedule are submitted for approval.

3.0 **Condition 10 (Landscaping Programme)**

3.1 The condition and its reason state:

“Applications for approval of Reserved Matters including landscaping shall include for specific approval a programme for commencing and completing the planting and laying out, and the detailed scheme(s) so approved shall be carried out only in accordance with the approved programme.

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 that the landscaping is carried out within a reasonable period in accordance with the Environmental Impact Assessment, in accordance with policies B1, 82, KC8, KC10 and N4 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 10

3.2 The programme for commencing and completing the planting will be as outlined below.

3.3 The preferred planting season is from late October through to late March to ensure that trees are dormant when being lifted. Planting will not take place if the earth is waterlogged, or when there is frost. The proposed planting will take place in the first available planting season following physical completion of the relevant garden areas. The planting programme will, therefore, ultimately be controlled by the overall construction programme (see response to Condition 21).

3.4 If tree planting needs to take place outside of the preferred planting season, the tree will be lifted and containerised within the planting season to reduce the possibility of shock and failure occurring. Once the tree has been stabilised in its containerised state, it can then be planted outside the preferred planting season. The contractor appointed by the applicant will be required to maintain the tree while off-site and give the same guarantee as if planting in season.

3.5 If roots of newly planted trees or shrubs are loosened, the soil will be re-firmed as soon as possible after planting to exclude air pockets around the roots. Also, weeds will be eliminated and all ties, stakes and guards checked and adjusted accordingly.

3.6 These details are to show compliance with condition 10 and are submitted for approval.

4.0

Condition 14 (Phasing of Approvals – Submitted Floorspace Within Time Periods)

4.1

The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority and subject to condition 13, applications for approval of Reserved Matters and/or details pursuant to conditions in compliance with this permission shall be made to the local planning authority in accordance with the following provisions:

- a *Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of three years from the date of this permission;*
- b *Application for approval of Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of six years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 140,000 sq metres gross of built accommodation;*
- c *Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of nine years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 210,000 sq m gross of built accommodation;*
- d *Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of twelve years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 280,000 sq m gross of built accommodation;*
- e *Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sq metres gross external area of built accommodation shall be made to the local planning authority before the expiration of fifteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 350,000 sqm gross external area of built accommodation; and*
- f *Application for approval of the Reserved Matters and/or details pursuant to conditions relating to not less than a further 70,000 sqm metres gross external area of built accommodation shall be made to the local planning*

authority before the expiration of eighteen years from the date of this permission, bringing the total building space for which Reserved Matters applications have been submitted to not less than 420,000 sq m gross external area of built accommodation.

Provided that that reapplications or variations in relation to the same built accommodation which has already been the subject of previous applications for and approvals of the Reserved Matters shall not count towards compliance with the phasing of the submissions as set out in (a) to (f) above.

Reason: To ensure a comprehensive and sustainable development to achieve regeneration, integration and good design, in accordance with the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC1 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 14

- 4.2 Since Outline Planning Permission was granted in December 2006, applications have been made for approval of Reserved Matters and details pursuant to conditions involving built accommodation on the Eastern Goods Yard site, the Great Northern Hotel, Regeneration House, the Midland Goods Shed/East Handyside Canopy, the German Gymnasium, Fish and Coal and the Eastern Wharf Road Arches, the Gas Holder Triplets, the Coal Drops Yard, Zone A and within plots T5, P1, R2, R3, R4, R5 (North), R5 (South), R7, R8, S2, J, T1, B1, B2, B3, B4, B5, B6 and E1.
- 4.3 In addition, full planning permission has been granted for student housing on Plot T6 and for an educational building on Plot R1. The quantities of floorspace applied for, as gross external area (GEA), are set out in Table 4.1 below.
- 4.4 The figures below are listed chronologically, and correspond to each and every scheme named above, including subsequent minor amendments and revised schemes, for the sake of completeness. Going forward in this report, the figures are then consolidated per plot/building so as to make the figures easier to read.
- 4.5 As the figures below demonstrate, the requirements in Condition 14 for 70,000m², 140,000m², 210,000m², 280,000m², 350,000m² and 420,000m² of floorspace to be applied for before the expiry of, respectively, three, six, nine, twelve, fifteen and eighteen years from the grant of Outline Planning Permission have now (more than) been fulfilled.
- 4.6 The breakdown of the totals for Buildings T2-T3 is set out in the responses to Conditions 27 and 35 below, by floor and use, respectively. The figures exclude various infrastructure and utility elements (including waste storage, recycling facilities and cycle parking), in accordance with the footnotes to Table 1 and Annex B of the Outline Planning Permission.

4.7

The information provided above enables the Council to monitor the position relative to the condition and does not require approval. Rather the information shows how the relevant requirements of Condition 14 have now been met.

Plot/Zone	Application Reference No.	Approval Date	Floorspace (sq m)
Eastern Goods Yard	2007/5228/P	8 April 2008	55,190
Building R2	2008/5052/P	22 January 2009	48,522
Subtotal (70,000m² by December 2009)			103,712
Building T1 (2009)	2009/0415/P	24 April 2009	29,045
Building R4	2010/0389/P	15 April 2010	11,761
Subtotal (140,000m² by December 2012)			144,518
Building B2	2010/0864/P	30 April 2010	7,098
Building B4	2010/0868/P	30 April 2010	16,824
Building B6	2010/0870/P	30 April 2010	20,853
Great Northern Hotel	2010/3304/P	3 September 2010	4,548
Building T6 ¹	2010/4468/P	11 January 2011	16,292
Subtotal (210,000 m² by December 2015)			210,113
Building J	2010/6688/P	11 March 2011	16,265
Great Northern Hotel Minor Amendments	2011/0049/P	14 March 2011	+20
Building R5 (North)	2011/0431/P	8 April 2011	14,214 ³
Building R5 (North) Minor Amendments	2011/4263/P	10 October 2011	-23
Building B3	2011/4090/P	4 November 2011	20,097
Building B1	2011/4713/P	25 November 2011	43,097
Subtotal (280,000m² by December 2018)			304,113
Eastern Goods Yard Minor Amendments	2011/6440/P	10 February 2012	+180
Building B3 Minor Amendments	2012/6537/P	7 February 2012	-22
Building B2 Minor Amendments	2012/0902/P	1 May 2012	+78
Building B4 Minor Amendments	2012/0907/P	17 April 2012	+247
Building E1	2012/4147/P	23 October 2012	4,015
Building P1	2012/4741/P	7 December 2012	29,619
Regeneration House	2012/4937/P	12 November 2012	1,002
Building T1 (2013 Revised Reserved Matters)	2013/0405/P	22 March 2013	+1,574
Building R5 (south)	2013/1573/P	7 June 2013	8,376
Building T5	2013/2481/P	5 July 2013	8,964
Subtotal (350,000m² by December 2021)			358,146
Zone A	2013/4001/P	17 September 2013	85,837
Subtotal (420,000m² by December 2024)			443,983
Building P1 Minor Amendments	2014/0691/P	18 March 2014	-19
Midland Goods Shed and East Handyside Canopy	2014/1433/P	13 June 2014	7,223
German Gymnasium (Zone D)	2014/1455/P	12 May 2014	1,225
Pavilion G1 Minor Amendments to Eastern Goods Yard	2014/2247/P	12 May 2014	-46
Building B6 (2014 Revised Reserved Matters)	2014/4125/P	22 August 2014	-256
Building T1 Minor Amendments	2014/4605/P	10 September 2014	-3
Building B1 Minor Amendments	2014/4693/P	22 August 2014	-17
Fish & Coal Building/Eastern Wharf Road Arches ²	2014/5272/P	23 October 2014	2,405
Gas Holder Triplets	2014/6386/P	18 December 2015	18,327

Building B5	2014/6968/P	22 January 2015	21,851
Building R7	2015/0368/P	16 April 2015	19,576
Building R2 ³	As above	As above	-48,522
Building R5 (South) Minor Amendments	2015/2891/P	3 August 2015	-506
Building R1 ⁴	2015/0368/P	6 August 2015	9,167
Building B5 Minor Amendments	2015/5234/P	2 November 2015	+45
Building R3 and Zone R Gardens	2015/4819/P	5 November 2015	6,686
Coal Drops Yard ⁵	2015/6018/P 2015/6015/P	19 January 2016	10,084
Building R7 m.a.	2015/7241/P	7 March 2016	-44
Building S2	2015/7094/P	29 Feb 2016	23,201
Building R8	-	-	24,682
<i>Building T2</i> ⁶	-	-	29,264
<i>Building T3</i>	-	-	20,225
Total floorspace submitted to date			588,531

Table 4.1: Floorspace submitted to date (GEA in m²)

1. This figure represents the floorspace below the outline parameter height of 67m A.O.D. as per the Section 106 Agreement dated 11 January 2011.

2. This figure excludes the 82m² GEA relating to the conservatory extension. Approval for this structure and floorspace, which was not envisaged as part of the Outline Planning Permission, was approved separately by a Full Planning Permission, submitted in parallel to that Reserved Matters submission.

3. The total floorspace submitted to date excludes Building R2, since this will be replaced by the approved Building R7 and the submitted Building R8. The Building R2 GEAs have been excluded throughout the report from this point on.

4. The R1 floorspace was approved under a separate Full Planning Application; however the figure is reported as part of the site wide totals.

5. This is the figure of the total GEA for the development that is counted against the triggers and threshold of the Outline Planning Permission. This figure comprised 2,071m² GEA within the Reserved Matters Application, and 8,013m² GEA within the Full Planning Application.

6. This figure represents Option 1 for Building T2.

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

5.1 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

5.2 An Urban Design Report accompanies this Reserved Matters submission. It demonstrates the underlying approach to the design of the building and how the relevant Design Guidelines attached to the Outline Planning Permission have been addressed and responded to.

5.3 The scope of the submitted Urban Design Report also covers the servicing arrangements for the building; provides details of the proposed refuse and recycling facilities; and provides details of the cycle and car parking within the scheme.

5.4 The Urban Design Report is submitted to meet the requirements of condition 16.

6.0

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

6.1

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

- 6.2 A separate Environmental Sustainability Plan (ESP) accompanies this submission. Prepared by Cundall, the report addresses each of the factors listed in the condition above.
- 6.3 The proposed development achieves high levels of sustainability and is on target to achieve a BREEAM rating of 'Excellent', with an aspiration to achieve 'Outstanding', and results in an overall carbon reduction of over 39% relative to the 2013 Part L target emission rate (TER).
- 6.4 The report also provides information to:
- 1 Satisfy conditions 45 and 48 concerning drainage and connection to the district heating/combined heat and power systems; and
 - 2 Shows how Buildings T2-T3 respond to the obligations set out in Sections W, X, Y, Z and AA of the Section 106 Agreement. These sections deal, generally, with environmental sustainability and implementation of the site-wide Environmental Sustainability Strategy and Energy Assessment and, specifically, with energy use reduction, construction materials and waste, operational waste, water efficiency and sustainable drainage.
- 6.5 The ESP is submitted to meet the requirements of Condition 17.

7.0 **Condition 18 (Particulars to Accompany Reserved Matters Applications - Earthworks and Remediation Plan)**

7.1 The condition and its reason state:

“Relevant applications (or groups of related applications) for approval of Reserved Matters shall be accompanied by an Earthworks and Remediation Plan to deliver appropriate site levels and ground conditions for that part of the development and demonstrate compliance with conditions 64 and 65. All works shall be carried out in accordance with the Earthworks and Remediation Plan as approved.

Reason: To ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies SD1 and SD10 the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 18

7.2 The information to satisfy Condition 18 is included in an Earthworks and Remediation Plan ('ERP') for the Buildings T2-T3, which accompanies this submission. This has been prepared by Ramboll Environ following ground works at the site, to deliver the appropriate site levels and ground conditions for the development.

7.3 There is no basement proposed for Buildings T2-T3. The ERP sets out details including details of foundations, ground conditions, and the ground contamination assessment that has been undertaken at the site.

7.4 The report states the anticipated volume of excavated materials is 33,130m³, and the anticipated volume of imported materials is 7,985m³, generating an anticipated 4,836 lorry movements in total. These figures are also included in cumulative totals for the site, in response to conditions 64 and 65 within this document.

7.5 The report details the potential risks and hazards on site. It is not considered that remedial measures are required as part of the development, however the remediation strategy is set out to be undertaken during the works.

7.6 Details of the foundations of the development are also provided in Appendix 2, also in response to Condition 63 of the Outline Planning Permission.

7.7 The ERP contains information and details to comply with the requirements of Condition 18 and is submitted for approval.

8.0 **Condition 19 (Particulars to Accompany Reserved Matters Applications - Access Statement)**

8.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters pursuant to this permission shall be accompanied by an access statement. Each access statement shall:

- a *address the relevant design principles set out in the Access and Inclusivity Strategy dated September 2005;*
- b *highlight any areas where technical or other constraints have prevented or constrained the application of these design principles; and*
- c *include a project programme for that building or phase, to identify the key stages at which important decisions affecting inclusivity and accessibility will be made.*

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 SD1, B1, B2, T3, KC6, KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 19

8.2 A separate Access and Inclusivity Statement forms part of this Reserved Matters submission and demonstrates compliance with the condition requirements, including how the principles set out in the site-wide Access and Inclusivity Strategy (2005) have been applied in the design of Buildings T2-T3.

8.3 In accordance with Section V of the Section 106 Agreement, the evolution of Buildings T2-T3 and the preparation of the submitted Access and Inclusivity Statement have been guided by the applicant’s designated Inclusive Design Champion, James Holmes-Siedle of All Clear Designs Ltd. The champion body has extensive experience of the KXC development, from its inception through to many of the Reserved Matters submissions made and approved to date.

8.4 The Access and Inclusivity Statement incorporates a response to comments that were raised at the Design and Access Forum, which was held on 7th October 2015.

8.5 The Access and Inclusivity Statement is submitted to meet the requirements of Condition 19.

9.0 **Condition 20 (Particulars to Accompany Reserved Matters Applications - Illustrative Build-out Plan)**

9.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by an illustrative build out plan showing:

- a *the disposition of any buildings for which approval has been given and the take-up through those approvals of the land uses permitted by this planning permission;*
- b *the disposition of any buildings for which approval of Reserved Matters is sought and how the approved uses are to be incorporated in these buildings;*
- c *how the Development Zones within which buildings for which approval has been given under (a) and those for which approval has been sought under (b) above, may be built out and completed in conformity with this planning permission;*
- d *development zones (or part thereof) for which buildings have yet to come forward for approval of Reserved Matters;*
- e *the status of each area of Principal Public Realm, the phasing of development and its date of adoption or target date of adoption (where appropriate);*
- f *demonstrate ongoing provision of green and brown roofs in accordance with condition 46; and*
- g *the relationship between the buildings/development referred to in (a), (b), (c), (d) and (e) above.*

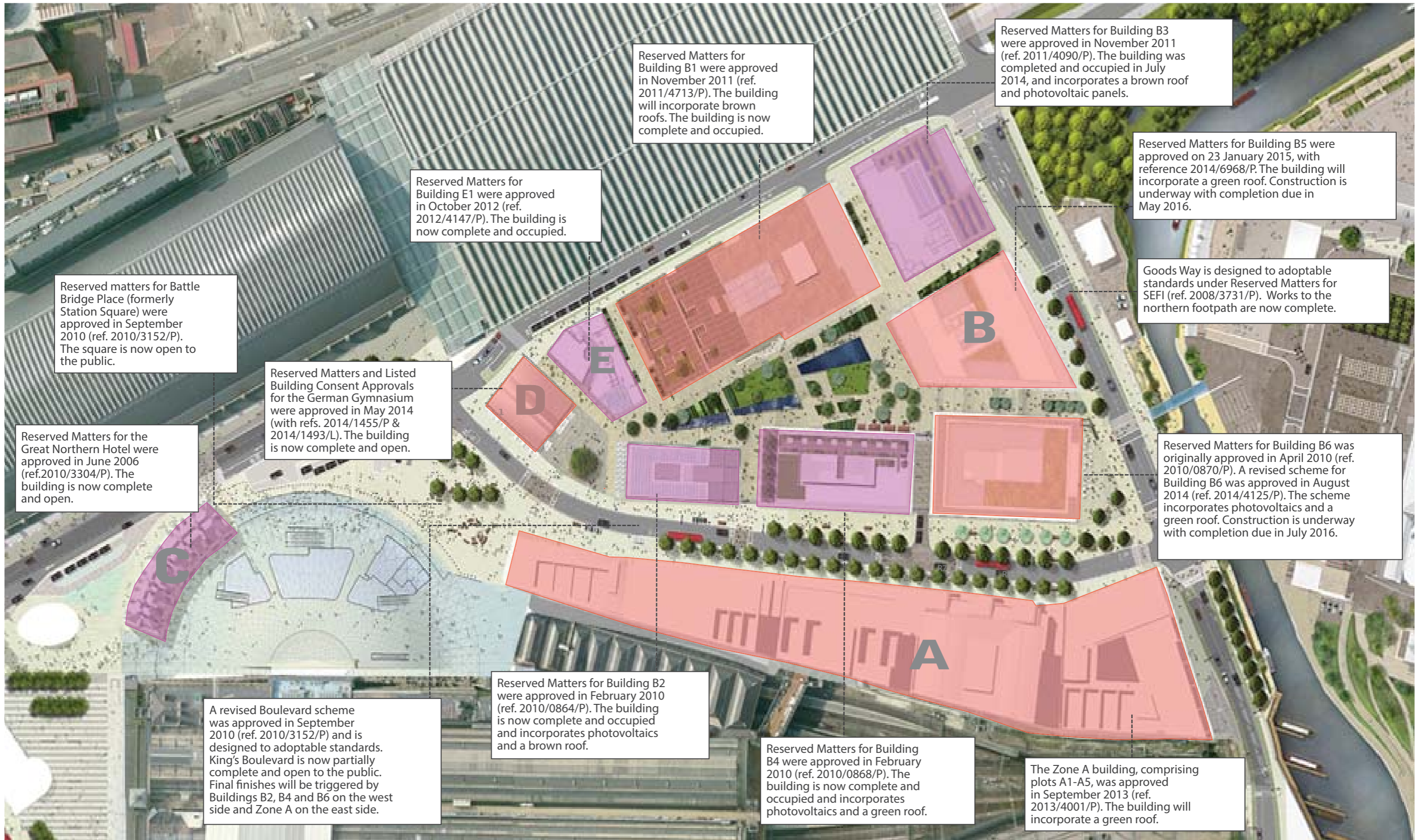
Reason: To ensure a comprehensive and sustainable development and to achieve regeneration, integration and good design in accordance the Environmental Impact Assessment, in accordance with policies S1, S2, 53, SKC1 and KC8, of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 20

9.2 Two Illustrative Build-out Plans addressing the sub-sections of the Condition, for the area south and north of the Regent’s Canal, respectively, are presented at the end of this section.

9.3 In respect of 20(a) above, the plans show the buildings for which approval has already been given coloured in red and those subject to a current Reserved Matters submission in blue. Completed buildings are shown in purple.

- 9.4 With regard to 20(b), the plans show Building T2-4, for which Reserved Matters approval is now sought, coloured green. The way in which the approved uses are to be incorporated in the building is covered in more detail by the information presented in this Compliance Report in connection with Condition 27.
- 9.5 As required by 20(c), the plans show how the buildings already permitted and those subject to the current reserved matters submission may be built-out in accordance with the Outline Planning Permission.
- 9.6 The buildings for which Reserved Matters are yet to come forward are included on the plans and coloured yellow, to meet the requirements of 20(d).
- 9.7 In relation to 20(e), the details of the proposed public realm are included within the Urban Design Report.
- 9.8 With regard to 20(f), the plans indicate the on-going provision of green/brown roofs across the site as a whole. Areas of green/brown roof are already or will be provided on several buildings, and a green wall is installed on the perimeter wall of the new Gas Governor in Development Zone V. Green and brown roofs totalling 243m², will cover 14.6% of Building R7's total roof area.
- 9.9 The Illustrative Build-out Plans, together with the above information, demonstrate the relationships between the different components and phases of the development, as required by 20(g).
- 9.10 The details thus provided are submitted to meet the requirement of Condition 20.



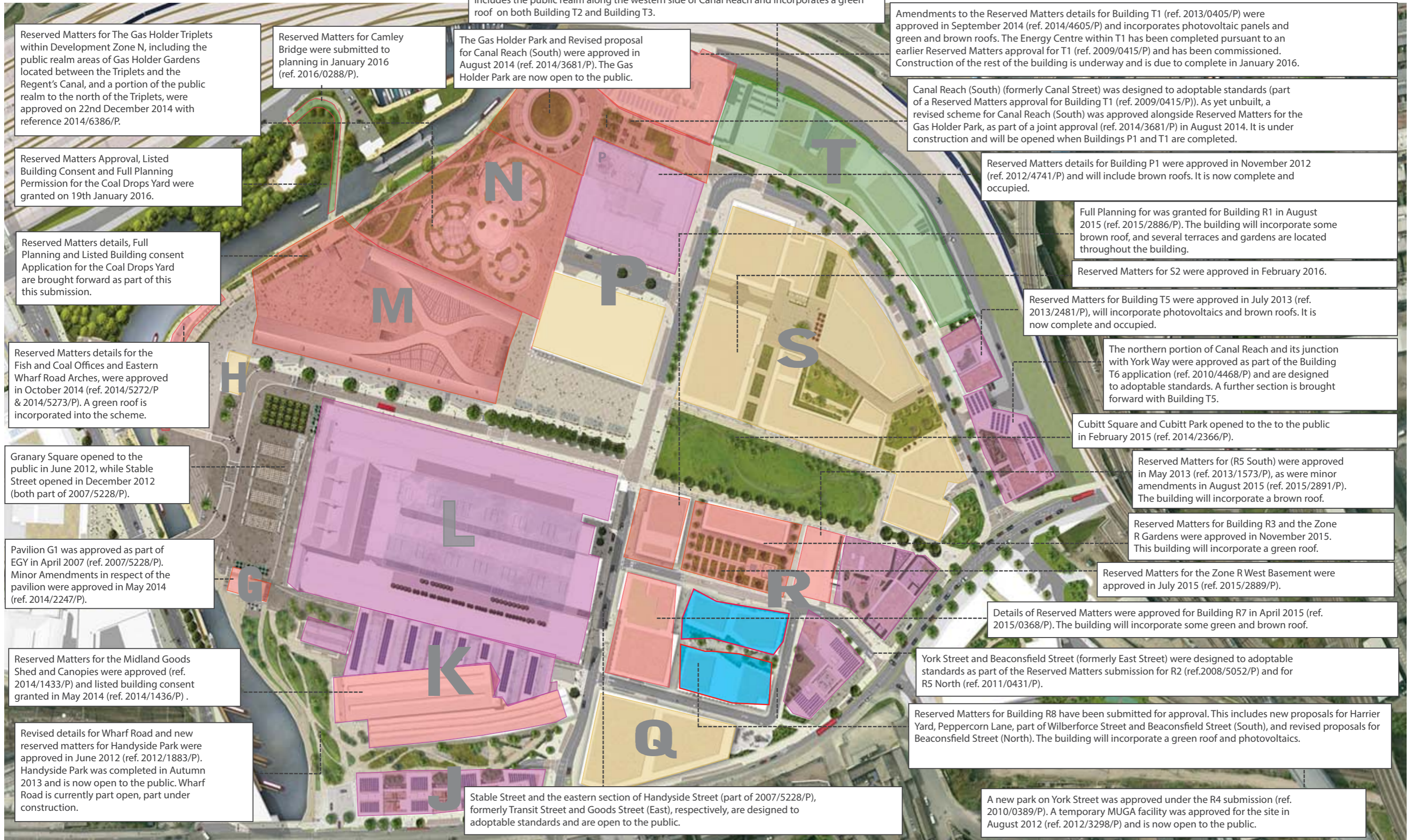
Development zones for which buildings have yet to come forward for approval

Subject to a current Reserved Matters submission

Buildings for which approval has been given

Buildings brought forward with this submission

Completed Buildings



- Development zones for which buildings have yet to come forward for approval
- Subject to a current Reserved Matters submission
- Buildings for which approval has been given
- Buildings brought forward with this submission
- Completed Buildings

10.0 **Condition 21 (Particulars to Accompany Reserved Matters Applications - Construction Timetable)**

10.1 The condition and its reason state:

“Relevant applications for approval of Reserved Matters shall be accompanied by details of:

- a the construction timetable for those developments for which approval is sought;*
- b how that construction timetable relates to the overall sequence of the development and its division into a number of major phases; and*
- c demonstrates compliance with conditions 66 and 67.*

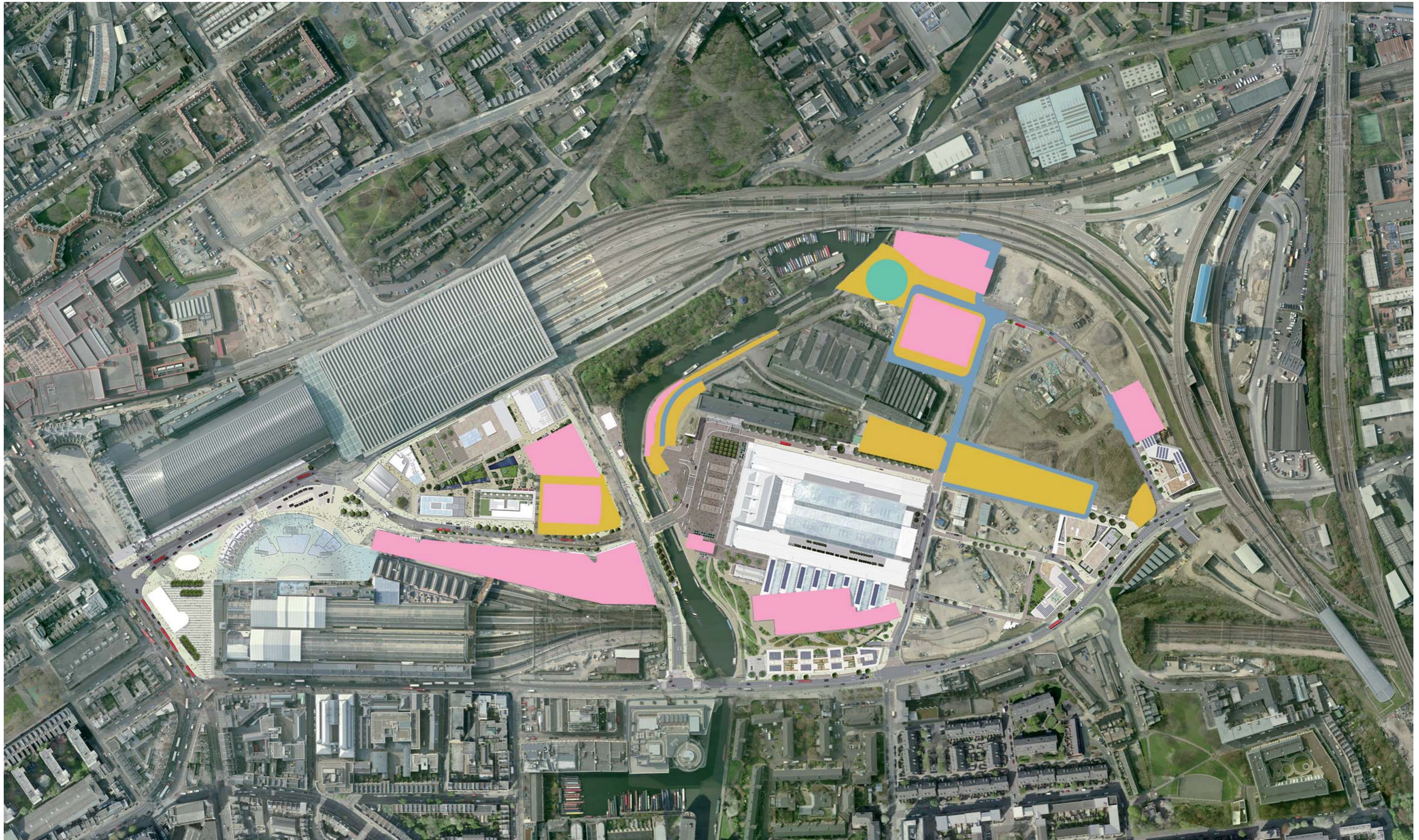
Reason: To ensure a comprehensive and sustainable development, to protect amenities and ensure safe access in accordance the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1 and KC6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 21

10.2 The following pages present, first, a diagram showing the anticipated construction timetable for Buildings T2-T3 and, following that, a series of plans placing the current proposal within the anticipated sequence of implementation of the KXC development as a whole.

10.3 The phasing of Buildings T2-T3 will drive the timing of the import of infrastructure and construction materials to the site. This aspect is dealt with more directly in the section of this Compliance Report concerning Conditions 66 and 67.

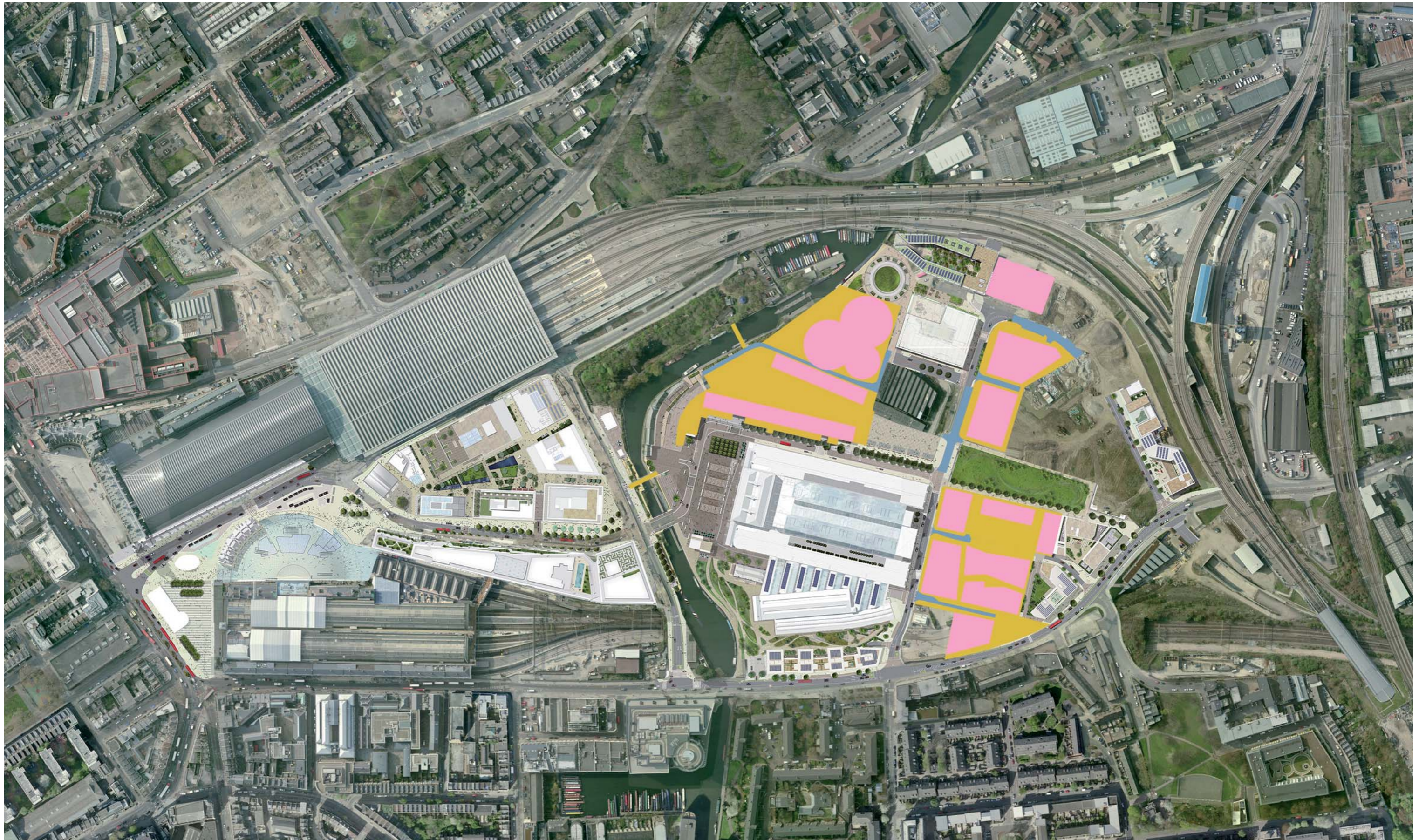
10.4 These details are provided to meet the requirements of Condition 21.



- Demolition
- Public Realm
- Highway Works
- Built Development
- Relocation of features/facilities
- E Energy Centre

The Second Major Phase (Illustrative)

May 2016



- Demolition
- Public Realm
- Highway Works
- Built Development
- Relocation of features/facilities
- E Energy Centre

The Third Major Phase (Illustrative)

May 2016



Illustrative Scheme Plan (Completed Build Out)

May 2016

11.0 **Condition 22 (Particulars to Accompany Reserved Matters Applications - Servicing Strategy)**

11.1 The condition and its reason state:

“A servicing strategy consistent with plan KXC 017 Rev R demonstrating where servicing for any building will be located will support any relevant application for approval of Reserved Matters. The strategy shall include details of the proposed hours of servicing and the mechanisms that will be used to ensure loading and unloading takes place in accordance with the strategy as approved. No servicing of any building shall take place on any part of the highway network or public realm other than in accordance with the servicing strategy so approved.

Reason: To ensure safe, efficient and sustainable access to, and protect amenities in, the development in accordance with the Environmental Impact Assessment, in accordance with policies B1, T1, KC5, KC6 and SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 22

11.2 The requirement for a Servicing Strategy for Building T2-T3 required by Condition 22 is described in Section 1.6 of the Urban Design Report that accompanies this submission.

11.3 In summary the refuse and servicing arrangements for Buildings T2-T3 are based on the following principles:

- Deliveries will be unloaded at ground floor level from the service road to the west of the building, through the service entrances;
- Typical turn-around times for the types of vehicle generally used to deliver to office type units are anticipated to be 15 minutes for light goods vehicles and 20-25 minutes for medium heavy goods vehicles;
- The parking/service area to the west will be actively managed to ensure the safe co-ordination of vehicle movement and parking within this area. Access to the parking/ service area will be controlled by a 24 hour manned security within the building;
- Two refuse storage areas for the office spaces will be located at Ground Floor level one in Building T2 and one in Building T3;
- It is envisaged that both office and retail waste will be collected daily by the refuse companies. Refuse stores have, however, been sized to allow two days of storage in case of disruption to the collection service.

11.4 The details provided meet the requirements of Condition 22 and are submitted for approval.

12.0

Condition 27 (Details Required by Condition - Floorplans etc.)

12.1

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

12.2

The layout plans within the submitted drawing package provide the floorplan, layout and access details required by the condition.

12.3

The buildings provides a total floorspace of **29,264sqm** (Option 1) or **28,959sqm** (Option 2) GEA in Building T2, and **20,225sqm** GEA in Building T3, excluding infrastructure and utility elements (i.e. waste and other storage, plant and cycle and refuse stores), in accordance with Table 1 and Annex B of the Outline Planning Permission.

12.4

This submission proposes two options for the ground floor of Building T2, which differ in respect of the size of the PHCC. This is due to ongoing discussions with LB Camden and NHS England and is explained further in section 29 of this document in response to compliance with Part M of the S106 Agreement, Health. This is shown in the drawing package that is included with this submission, as two separate drawings, and is shown below as two options for Building T2. Throughout the remainder of this document however, the total for Option 1 is considered in respect of Building T2, as it is the larger of the two figures.

Floor	Office (B1)	(Non-residential institution (D1)	Flexible Retail (A1-A4) Office (B1)	Other (storage, cycle welfare area)	Total	Excluded (as per Table 1 and Annex B of the Outline Planning Permission, waste storage, fuel cell plant, cycle storage, loading bay)
Ground	915	1,258	132	126	2,431	926
1	1,031	-	-	458	1,489	1,166
2	1,420	-	-	7	1,427	732

3	3,509	-	-	5	3,514	96
4	3,320	-	-	6	3,326	83
5	3,320	-	-	6	3,326	83
6	3,320	-	-	6	3,326	83
7	3,320	-	-	6	3,326	83
8	2,762	-	-	5	2,767	90
9	2,018	-	-	7	2,025	91
10	1,164	-	-	4	1,168	62
11	1,136	-	-	3	1,139	64
Total	27,235	1,258	132	639	29,264	3,559

Table 12.12.1 KXC Building T2 - Option 1 floorspace figures by floor (GEA in m²)

Floor	Office (B1)	(Non-residential institution (D1))	Flexible Retail (A1-A4) Office (B1)	Other (storage, cycle welfare area)	Total	Excluded (as per Table 1 and Annex B of the Outline Planning Permission, waste storage, fuel cell plant, cycle storage, loading bay)
Ground	984	750	132	260	2,126	1,133
1	1,031	-	-	458	1,489	1,166
2	1,420	-	-	7	1,427	732
3	3,509	-	-	5	3,514	96
4	3,320	-	-	6	3,326	83
5	3,320	-	-	6	3,326	83
6	3,320	-	-	6	3,326	83
7	3,320	-	-	6	3,326	83
8	2,762	-	-	5	2,767	90
9	2,018	-	-	7	2,025	91
10	1,164	-	-	4	1,168	62
11	1,136	-	-	3	1,139	64
Total	27,304	750	132	773	28,959	3,766

Table 12.12.2 KXC Building T2 - Option 2 floorspace figures by floor (GEA in m²)

Floor	Office (B1)	Flexible Retail (A1-A4) Office (B1)	Flexible Retail (A1-A4) Office (B1)/ Leisure (D2)	Other (storage, cycle welfare area)	Total	Excluded (as per Table 1 and Annex B of the Outline Planning Permission, waste storage, fuel cell plant, cycle storage, loading bay)
Ground	974	106	511	64	1,655	609
1	337	106	697	313	1,453	800
2	1,358	-	-	3	1,361	457
3	2,660	-	-	3	2,663	83

4	2,551	-	-	3	2,554	81
5	2,551	-	-	3	2,554	81
6	2,551	-	-	3	2,554	81
7	2,551	-	-	3	2,554	81
8	2,094	-	-	3	2,097	86
9	778	-	-	2	780	45
10		-	-	-	-	-
11		-	-	-	-	-
Total	19,613	212	1,208	400	20,225	2,404

Table 12.12.3 KXC Building T3 - floorspace figures by floor (GEA in m²)

12.5

These details are submitted to meet the requirements of Condition 27 and are for approval.

13.0 **Condition 28 (Details Required by Condition
- Refuse Storage and Collection)**

13.1 The condition and its reason state:

“Details of arrangements for storage and collection of refuse, for the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the LPA as part of the relevant applications for approval of Reserved Matters for each phase of the Development and the development shall be carried out only in accordance with the details so approved and shall be retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities, in accordance with the Environmental Impact Assessment, in accordance with policies SD6 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 28

13.2 The location of the refuse store is shown on the proposed ground Floor Plan forming part of the submitted Drawing Package. The servicing arrangements are further described in Section 1.6 of the Urban Design Report.

13.3 These details are submitted to meet the requirements of Condition 28 and are for approval.

14.0

Condition 31 (Development to Be Carried Out in Accordance With Permission - Parameter Plans and Development Specification)

14.1

The condition and its reason state:

“The development shall be carried out in accordance with the Revised Parameter Plans and as described in the specified paragraphs of the Revised Development Specification dated September 2005 comprising:

- a *the Principal Public Realm Areas shown on drawing KXC004 Rev S together with paras 4.9, 4.13 (insofar as it relates to public realm), 4.14, 4.17 and 4.19;*
- b *the boundaries of Development Zones shown on drawing KXC005 Rev T together with paras 4.20, 4.21, 4.23 - 4.26, and with Table 2 to the extent that it provides a summary and indicative description of the proposals in each development zone only;*
- c *the Regent's Canal works shown on drawing KXC006 Rev Q together with paras 4.27 - 4.29;*
- d *the Principal Access and Circulation Routes shown on drawing KXC007 Rev S together with paras 4.30 - 4.47 and with Annex C to the extent that it provides a summary and indicative specification for the routes only;*
- e *the Upper Floor Land Uses Along Street Elevations shown on drawing KXC008 Rev R together with paras 4.48 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- f *the Ground Floor Land Uses Along Street Frontages shown on drawing KXC009 Rev P together with paras 4.49 - 4.54 to the extent that these describe the overall distribution of land uses only;*
- g *the Proposed Finished Site Levels shown on drawing KXC012 Rev T together with paras 4.62 - 4.67;*
- h *the Development Massing shown on drawing KXC013 Rev L together with paras 4.68 - 4.72 and Table 3;*
- i *the Maximum Building Heights shown on drawing KXC014 Rev W together with paras 4.73 -4.75;*
- j *the Strategic View Corridor Constraints shown on drawing KXC015 Rev S together with paras 4.79 - 4.81;*
- k *the Basement Zones shown on drawing KXC016 Rev 0 together with paras 3.40 - 3.41 and 4.82- 4.86;*
- l *the Servicing arrangements shown on drawing KXC017 Rev R, together with para 4.87;*

- m *the Utilities Strategy shown on drawing KXC018 Rev M, together with paras 4.88 and 4.90 -4.98;*
- n *the Gas Holder Triplet Development shown on drawing KXC020 Rev E together with paras 4.104 and 4.105 to the extent that they show indicative proposals only for the works and land uses; and*
- o *the Priority Zones for Green/Brown Roofs and Wind Turbines shown on drawing KXC021 Rev A, together with paras 3.43, 3.44, 4.106 and 4.107”.*

except that in relation to (i) above the building heights within Plot S2 identified on drawing KXC005 Rev T shall be at least 6.5m below the maximum heights shown in Parameter Plan KXC014 rev W across at least 80% of the plot, unless otherwise approved in writing by the local planning authority.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed as above might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design and to accord with the assessment and conclusions of the Environmental Impact Assessment in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 31

- 14.2 It should be noted that the Parameter Plans referred to in sub-paragraphs (c) Regent’s Canal; (k) Basement Zones and (n) Gas Holder triplets do not apply to the proposed Buildings T2-T3 development and therefore are not addressed below.
- 14.3 The other relevant sub-paragraphs of Condition 31 are addressed as follows:
 - (a) Principal Public Realm Areas (Parameter Plan KXC 004 Rev S)**
- 14.4 The Buildings T2-T3 proposals are consistent with the Parameter Plan and the particular sections of the Development Specification.
 - (b) Boundaries of Development Zones and Types of Development in Each (Parameter Plan KXC 005 Rev T)**
- 14.5 In relation to sub-paragraph (b) of the condition, the boundaries of Buildings T2-T3 conform to the plot’s allowable limits of deviation, as set out on Parameter Plan KXC005.
- 14.6 The proposed floorspace comprises offices (Use Class B1) with health care (Use Class D1), retail (Use Class A1-A4) and leisure (Use Class D2). The development is therefore consistent with the Summary Description for Development Zone T as set out in Table 2 of the Revised Development Specification.

(d) Principal Access and Circulation Routes (Parameter Plan KXC 007 Rev S)

- 14.7 The Buildings T2-T3 proposals are consistent with the Parameter Plan and the particular sections of the Development Specification.

(e) and (f) Upper and Ground Floor Land Uses (Parameter Plans KXC 008 Rev R and KXC 009 Rev P)

- 14.8 The ground floor of Buildings T2-T3 will accommodate offices (Use Class B1a) and a Primary Health Care Centre (Use Class D1) and smaller units of flexible retail (Use Classes A1-A4) and/or Leisure (Use Class D2). As the ground floor land use specified on Parameter Plan KXC009 is '*Predominantly Business and Employment*', the proposed uses comply with the requirement of the Parameter Plan KXC009.
- 14.9 The upper floors of Buildings T2-T3 will accommodate office accommodation (Use Class B1a). As the uses for the upper floors specified on Parameter Plan KXC008 are '*Predominantly Business and Employment (B1)*' the proposed uses comply with the requirement of the Parameter Plans KXC008.
- 14.10 The requirements of Condition 31(e) and (f) are therefore met.

(g) Finished Site Levels (Parameter Plan KXC 012 Rev T)

- 14.11 As shown on the submitted ground floor plan (reference KXC-T2-001-A-1503-P20-1GF) the proposals for Building T2-4 are consistent with the finished site levels indicated on the relevant Parameter Plan read in conjunction with the limits of deviation.

(h) Development Massing (Parameter Plan KXC 013 Rev L)

- 14.12 The massing criterion specifying the maximum percentage, in this case 15%, of the total floorspace applied for within each development zone that may be constructed 30m or above finished ground levels.
- 14.13 Levels 8-11 inclusive of Buildings T2-T3 are 30m or more above ground level, for Buildings T2 and T3.
- 14.14 The analysis below purposefully does not include the separate full planning permission for T6, which provided for a significant quantity of floorspace 30 metres or more above within a 'tower' element that both steps back from the building line and extends significantly beyond the original parameter plan heights. It would not be appropriate, therefore, to include T6 within a 'running total' for the T zone as a whole.
- 14.15 22% of the building massing for Building T2 is above 30m, and 13% of Building T3. Together this has come to 19% of the development massing over a height of 30m. When added to the totals for Development Zone T, the totals are as follows:

Plot	Floorspace above 30m (sqm, GEA)	Total Floorspace of building (including exclusions for planning)	Percentage of Floorspace above 30m (sqm, GEA)
T5	1,315	9,294	14
T1	3,820	33,940	11
T2	7,406	32,823	22
T3	3,008	22,629	13
Total	15,549	98,686	15

(i) Maximum Building Height (Parameter Plan KXC 014 Rev W)

- 14.16 The maximum building heights for Buildings T2 and T3 within Parameter Plan KXC014 is +76mAOD for the southern part of Building T2 (referred to in the drawings that accompany this submission as Block S1) and +67mAOD for the remainder of the development to the north; the northern part of Building T2 and Building T3 (referred to in the drawings that accompany this submission as Blocks S2, N1 and N2). The proposed building height for Buildings T2-T3 of +75.75m at its highest part to the south, and +67.0m AOD further to the north complies with these parameters. The proposals therefore comply with part (i) of Condition 31.

(j) Strategic View Corridors (Parameter Plan KXC015 Rev S)

- 14.17 Buildings T2-T3 lie within the Strategic View Corridor to St. Paul's shown on Parameter Plan KXC 015. The proposed building height of +75.75m AOD at its highest, is below the constraint height of +76.9 - +77.3m AOD at this location, as shown on Parameter Plan KXC 015. Accordingly, the proposed development complies with Parameter Plan KXC015 and part (j) of Condition 31.
- 14.18 It should be noted that the Parameter Plan shows the viewing corridor as defined in RPG3a which has since been replaced by the London View Management Framework SPG published in July 2010.

(l) Servicing Arrangements (Parameter Plan KXC 017 Rev R)

- 14.19 The Servicing Strategy for Buildings T2-T3 is set out in Section 1.6 of the submitted Urban Design Report.
- 14.20 Accordingly, the proposals comply with part (l) of Condition 31.

(o) Priority Zones for Green/Brown Roofs and Wind Turbines (parameter plan KXC0021 Rev A)

- 14.21 Parameter Plan KXC021 partially includes Development Zone T as a 'Priority Zone' for green/brown roofs.
- 14.22 There is green roof proposed on both Building T2 and Building T3. The response to Condition 46 within this document outlines the green roof proposed for Buildings T2-T3 in more detail.

Summary

- 14.23 In summary, the submitted drawing set and reports, together with the explanation above, demonstrate that the proposed development will be carried out in accordance with the approved Parameter Plans and the Development Specification, as required by Condition 31.

15.0 **Condition 33 (Development To Be Carried Out In Accordance With Permission - Floorspace Permitted Site-Wide)**

15.1 The condition and its reason state:

“The total floorspace constructed and used pursuant to this outline planning permission shall not exceed 713,090 sq m gross external area, provided that this total floorspace excludes:

- a *basements to be constructed in accordance with condition 31(k) other than the public bicycle interchange/storage facilities and public health and fitness facilities in Development Zone B partly within basement space specified in Table 1 and Annex B attached;*
- b *infrastructure and utilities forming part of and supporting the development including the substations, transformers, waste storage and ancillary recycling facilities;*
- c *rooftop plant;*
- d *the district gas governor; and*
- e *car parking other than the multi storey car park.*

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 33

15.2 The proposed floorspace for Buildings T2-T3 is set out in detail in section 12 of this Compliance Report in connection with Condition 27. As explained in that section, two options have been submitted in respect of Building T2, relating to differing sizes of the PHCC unit at ground floor level. Following on from Condition 27, we are counting Option 1 for Building T2 in the remainder of the document, as it is the larger of the two options.

15.3 The table below shows that, including the proposals for Buildings T2 and T3, the total amount of floorspace so far approved/submitted across the KXC development is 588,531m² GEA. The site-wide figure of 713,090m² prescribed by Condition 33 would not, therefore, be exceeded.

15.4

The details submitted enable the Council to monitor the position with regard to site-wide floorspace and do not require approval.

Building Plot	Total Floorspace
<i>North of the Regent's Canal</i>	
Eastern Goods Yard (as amended 2011 & 2014)	55,324
Building T1 (as amended 2014)	30,616
Building R4	11,761
Building R5 (North)	14,214
Building T6 ¹	16,292
Building J	16,265
Building P1 (as amended 2013)	29,600
Regeneration House	1,002
Building T5	8,964
Midland Goods Shed and East Handyside Canopy	7,223
Fish & Coal Building/Eastern Wharf Road Arches	2,405
Gas Holder Triplets	18,327
Building R7	19,576
Building R5 (south) (as amended 2015)	7,870
Building R1 ²	9,167
Building R3 and Zone R Gardens	6,686
Coal Drops Yard	10,084
Building R7 (as amended 2015)	19,532
Building S2	23,201
Building R8	24,682
Building T2	29,264
Building T3	20,225
Sub-Total	362,704
<i>South of the Regent's Canal</i>	
Building B2 Minor Amendments	7,176
Building B4 Minor Amendments	17,071
Great Northern Hotel (amended 2011)	4,548
Building B3	20,382
Building E1	4,015
Zone A	85,837
German Gymnasium (Zone D)	1,225
Building B6 (2014 Revised Reserved Matters)	20,597
Building B1 Minor Amendments	43,080
Building B5 Minor Amendments	21,896
	225,827
Total floorspace submitted to date	588,531

Table 15.1: KXC site-wide cumulative floorspace totals (GEA in m2)

16.0 **Condition 34 (Development To Be Carried Out in Accordance With Permission - Floorspace Permitted North of Regent's Canal)**

16.1 The condition and its reason state:

"The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regents Canal shall not exceed 468,840 sqm gross external area and south of Regents Canal shall not exceed 244,250 sqm gross external area.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of Conservation Areas and protect Strategic Views and accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies and policies S1, S2, S3, SKC1, SKC2, SKC3 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006."

Response to Condition 34

16.2 In the same way that the submission demonstrates compliance with Condition 33 concerning overall floorspace in the KXC development, the total cumulative figure to date for the area to the north of the Regent's Canal of 362,704 sqm GEA (including Buildings T2-T3), shows that the Condition 34 limit for the relevant sub-area of 468,840m² will not be exceeded.

16.3 This information is provided to assist in the monitoring of floorspace coming forward across the KXC development. Again, no specific approval of the details is required.

17.0

Condition 35 (Development To Be Carried Out In Accordance With Permission - Uses Permitted)

17.1

The condition and its reason state:

“Permission is hereby granted for the following uses as set out in the description of development to take place within buildings constructed and refurbished within the Development:

- a *Business and employment uses within Class B1;*
- b *Residential uses within Class C3 and student accommodation and a residential home within Class C2;*
- c *Hotel use within Class C1 and serviced apartments (sui generis outside of Class C3);*
- d *Shopping, food and drink uses within Classes A1, A2, A3, A4 and A5;*
- e *Uses within Class D1;*
- f *Cinema use(s);*
- g *Uses within Class D2, and nightclub uses and casino use;*
- h *A multi storey car park;*
- i *Other miscellaneous uses, including public bicycle interchange/storage facilities, substations, transformers, waste storage and recycling facilities and the gas governor.*

and the floorspace constructed and used pursuant to the planning permission shall not, unless otherwise agreed in writing by the local planning authority, exceed in the case of any use or group of uses within each of the areas north and south of Regents Canal the individual maximum floorspace figures as set out in Table 1 attached, that Table being read together with the notes 4 to 13 inclusive.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 35

17.2 Table 17.1 below shows that the proposed floorspace for the uses within Building T2-4, together with those approved/submitted for other areas north of the Regent's Canal, would not exceed the maximum figures for the relevant land uses within the area, as set out in Table 1 to the Outline Planning Permission.

17.3 These details enable the Council to monitor the position regarding the maximum floorspace permitted for each of the relevant uses and do not require approval.

Location	Maximum B1 Use (sqm)	Maximum Residential (sqm)	Maximum C1 Use (sqm)	Maximum A1-A5 Use (sqm)	Maximum D1 Use (sqm)	Maximum Cinema Use (sqm)	Maximum D2 Use (sqm)	Multi Storey Car Park (sqm)
Eastern Goods Yard (as amended 2011 & 2014)	6,881			5,595	45,653			
Building T1 (as amended 2014)		15,982		453			942	12,914
Building R4	487	11,274		487	487		487	
R5 North (as amended 2011)	669	13,545		599	599			
Building T6		15,973		319				
Building J	1,253	15,012		1,253	1,253			
Building P1 (as amended 2013)		24,411		114	5,075			
Regeneration House	1,002				330			
Building T5		8,717		247	247			
Midlands Goods Shed				3,385	3,838			
Fish & Coal Offices and Eastern Wharf Road Office	1,442			963				
Gas Holder Triplets		17,305		1,022				
R5 South (as amended 2015)								
Building R1	8,780			387				
Building R3 & Zone R Gardens		6,410		276				
Coal Drops Yard				10,084				
Building R7 (as amended 2015)	17,459			352		803		
Building R1	8,780			387				
R5 (south) (as amended 2015)	351	7,519		351	351			
Building R3 and Zone R Gardens		6,410		276				
Building S2	22,385			816				
Building R8	9,597	14,787		298				
Building T2	27,367			132	1,258			
Building T3	21,033			1,420			1,208	

Total	118,706	150,935	0	28,553	59,091	803	1,695 (excluding MUGA)	12,914
Maximum for area North of Regents Canal: Table 1 of Outline Permission (inc.S96A)	234,000	193,800	14,600	30,865	67,880	8,475	24,275	21,500

Table 17.1: Floorspace north of the Regent's Canal by land use (GEA in m)

1. Totals may differ from those in Table 14.1 because of the inclusion of alternative permitted uses in more than one land use category.
2. The figures presented for Regeneration House include the separate change of use application for the ground floor.
3. The D2 figure represents the floorspace proposed for the MUGA within Building T1, which is not counted against the maximum D2 floorspace for Zone T. This facility was originally documented in the S106 Agreement as a facility at roof level and was not treated as floorspace. It is therefore appropriate to treat the Zone T maximum D2 floorspace as exclusive of the MUGA.

The Maximum Residential figure is shown as amended by S96A approval dated 20th July 2015, with ref. 2015/1676/P.

18.0 **Condition 36 (Development To Be Carried Out In Accordance With Permission – Floorspace and Development Zones)**

18.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the new and refurbished floorspace constructed as part of the development hereby permitted, within the maxima set out in condition 35, will be distributed between the Development Zones in accordance with the maximum floorspace allocations in Annex B attached subject to Annex B (north and south of the canal) being read together with the notes excluding notes 4 and 5 and Annex B (north of the Canal) being read together with the notes excluding note 15.

Reason: The development is the subject of an Environmental Impact Assessment and any change to the development from the particulars assessed might have an impact which has not been identified and assessed. The requirements of this condition are to ensure a comprehensive and sustainable development, to achieve integration, regeneration and good design, to protect the setting of listed buildings, to preserve or enhance the character or appearance of conservation areas and protect Strategic Views and to accord with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies S1, S2, S3, SKC1, SKC2, SKC3, KC2 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 36

18.2 Annex B to the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within Development Zone(s), unless otherwise approved. In this case, the maximum floorspace for Development Zone T is 99,980 sqm, comprising a maximum of 68,000sqm of B1 floorspace, and 1,195sqm of A1-A5 retail floorspace and 2,600 sqm of D1 floorspace and 700sqm of D2 floorspace.

18.3 Table 18.1 below demonstrates that the proposed floorspace for the uses within Buildings T2-T3, together with that already approved for Buildings T1, T5 and T6 would not exceed the maximum figures for the relevant land uses within Development Zone T, as set out in Annex B to the Outline Planning Permission.

Both the retail and the D2 floorspace figures for Buildings T2 and T3 go over the maximum figures for Development Zone T. The wording of Condition 36 includes flexibility to exceed the allocations for individual land uses and for individual Development Zones. The condition effectively allows for some adjustment between the zones, in terms of floorspace and uses, provided that these are within the overall totals set by Conditions 33, 34 and 35. Further, as

these are maximum figures, the quantum of floorspace will not once implemented be as high as stated within Condition 35 above.

Location	Maximum Proposed Floorspace for Each Permitted Use			
	B1	A1 – A5	D1	D2
Building T1	0	453	0	0
Building T5	0	247	0	0
Building T6 (included in OPP)	0	319		
<i>Building T2</i>	27,235	132	1,258	0
<i>Building T3</i>	20,225	1,420	0	1,208
Totals	47,460	2,571	1,258	1,208
Maximum floorspace totals in Zone T as set out in Annex B to the Outline Planning Permission	68,000	1,195	2,600	700

Table 18.1: Building T2-T3 floorspace relative to maxima for Zone T (GEA)

Notes

- 1 Those buildings which have decisions pending are highlighted in italics.
- 2 The figures for Building T6 are those counted against the Outline Planning Permission

19.0 **Condition 45 (Development To Be Carried Out In Accordance With Permission – Drainage Infrastructure)**

19.1 The condition and its reason states:

“The new drainage infrastructure within the site shall be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewers of 2292 l/s or less.

Reason: To protect future occupiers of the development, services and utilities, and prevent the pollution of the water environment, in accordance with policy SD9 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 45

19.2 The information to show compliance with Condition 45 is included within the ESP submitted in response to Condition 17. This shows that through a co-ordinated approach with the other design teams responsible for the surrounding infrastructure and public realm, the proposals for Buildings T2-T3 are compatible with the site-wide drainage strategy. Through this strategy, each of the drainage sub-catchments, buildings and public realm areas will be attenuated and storm water and foul flows into the sewer network will be restricted. As such, the maximum drainage discharge specified in Condition 45 would not be exceeded.

20.0 **Condition 46 (Development to be Carried Out in Accordance with Permission – Green and Brown Roofs)**

20.1 The condition and its reason states:

“At least 15% of the roofs of new buildings constructed pursuant to the planning permission shall be green and/or brown roofs as defined in the Revised Development Specification dated September 2005.

Reason: To ensure a comprehensive and sustainable development and to satisfactorily provide for biodiversity in accordance with the Environmental Impact Assessment, in accordance with policy KC8 and N7 of the London Borough of Camden Replacement Unitary Development Plan 2006”

Response to Condition 46

20.2 Buildings T2-T3 sit within a Green/ Brown Roof Priority Zone under Parameter Plan KXC021.

20.3 A green roof area is proposed on each of the two buildings, T2 and T3. 1,079sqm of green roof area is proposed on the roof of T2, and 718sqm on the roof of Building T3.

20.4 Further details of the proposed roofs are provided within the Urban Design Report, within the drawing package and within the Environmental Sustainability Plan included with this submission.

20.5 Table 20.1 confirms that the green roof on Buildings T2-T3, together with those green/ brown roofs provided on previously approved buildings, will make a significant contribution to the site-wide requirement established by Condition 46 for at least 15% of the roofs of new buildings to be of green/ brown type (as defined in the Revised Development Specification).

Building	Total Roof Area (Sqm)	% Area of green/brown roof	% of Green/Brown roof as total roof area	In Priority Zone?
Eastern Goods Yard	Not recorded	79 sqm		No
Building R4	Circa 1,150	150 sqm,	13%	No
Building B4	Circa 1,050	405 sqm,	39%	No
Building B6 (2010)	Circa 1,375	385 sqm,	28%	No
Building J	2,136	692 sqm	32%	No
R5 North	1,601	853 sqm,	53%	Yes
Building B3	1,625	470 sqm,	29%	No
Building B1	4,287	1,227 sqm,	29%	No
Building T1 (as amended 2014)	3,897	1,318 sqm,	34%	No
R5 South	796	378 sqm,	48%	Yes
Building T5	679	285sqm,	42%	Yes
Zone A	10,320	688 sqm,	7%	Yes
Building P1	2,975	734 sqm,	22%	Yes

Fish and Coal Offices	529	90 sqm,	17%	No
Building B5	1,337	628 sqm	47%	No
Building R7	1,749	243 sqm	14%	Yes
Building R1	1,559	156 sqm,	14%	Yes
Building R3 and Zone R Gardens	846	310 sqm,	36%	Yes
Building S2	1,073	247sqm	23%	Yes
Building R7	1,749	249sqm	14%	Yes
Building R8	2,182	503sqm	23%	Part
Building T2	1,079	3,640sqm	30%	Yes
Building T3	718	2,731sqm	26%	Yes

Table 20.1 Green and brown roofs on buildings submitted for approval to date (those buildings which have decisions pending are highlighted in italics)

20.6

These details meet the requirements of Condition 46 and are submitted for approval.

21.0 **Condition 48 (Development To Be Carried Out In Accordance with Planning Permission - Combined Heat and Power)**

21.1 The condition and its reason states:

“All new buildings within development zones A, B, J, K, L, N, P, Q, R, S, and T shall incorporate the necessary pipework to connect to district heating/combined heat and power systems.

Reason: To ensure a comprehensive and sustainable development and to satisfactorily provide for an efficient energy supply in accordance with the Environmental Impact Assessment, in accordance with policies KC8 and SD9 of the London Borough of Camden Replacement Unitary Development Plan 2006”

Response to Condition 48

21.2 Buildings T2-T3 will incorporate the necessary pipework for connection to the site-wide district heating system, including the combined heat and power energy centre to be installed within Building T1 (already approved with reference 2009/0415/P). Buildings T2-T3 will be connected to the low-carbon site-wide energy system to meet its domestic hot water demand.

21.3 Further details are provided in the ESP in connection with condition 17(d) on energy supply which is submitted as part of this Reserved Matters submission.

21.4 The proposals meet the requirements of Condition 48 and are submitted for approval.

22.0

Condition 49 and 50A (Development To Be Carried Out In Accordance With Planning Permission – Car Parking Standards)

22.1

The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the following:

- a *maximum car parking/storage standards:*
 - i *Residential: 800 spaces for 1,700 residential units at an average ratio of 0.47 per unit across all unit types and tenures;*
 - ii *Student Housing: 25 spaces for 650 units at an average ratio of 1.26 units;*
 - iii *Hotel/serviced apartments: No parking provision south of canal other than parking for people with disabilities (to be agreed in writing by the local planning authority at the Reserved Matter stage). Hotel resident parking at 1 space per 750 sqm north of canal;*
 - iv *Class D1/D2 uses;*
 - 1 space per 1,500 sqm gross floor area south of canal*
 - 1 space per 1,000 sqm gross floor area north of canal*
 - Additional provision may be permitted if justified for health care purposes or to meet the needs of staff working anti-social hours;*
 - v *Class B1 uses;*
 - Staff/operational parking at 1 space per 1,500 sqm gross floor area south of canal*
 - Staff/operational parking at 1 space per 1,250 sqm gross floor area north of canal*
 - vi *Classes A1 to A5 inclusive uses; and*
 - 1 space per 1,500 sqm gross floor area south of canal*
 - 1 space per 1,000 sqm gross floor area north of canal.*
- b *these standards shall apply to the overall development including parking provided along new streets within the built development; within the multi-storey car park in Development Zone T and within the basements and any undercrofts of buildings;*
- c *5% of the spaces provided within these standards shall be for people with disabilities. Any additional parking required by the local planning authority for people with disabilities may be provided in addition to the above standards; and*

- d *the standards exclude provision for city car club spaces (such spaces may be provided in addition to the above) and the provision of service bays to be approved as part of Reserved Matters for the development.*

Reason: To ensure a comprehensive and sustainable development and to ensure that the development complies with the Environmental Impact Assessment, in accordance with policies KC6, KC7, T1, T7, T9, T10 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

- 22.2 Condition 50A was added in February 2012 by a non-material amendment to the Outline Planning Permission (ref.2012/0669/P). It states:

“Details of the use of any car parking spaces proposed within the development (with the exception of the multi-storey car park) shall be submitted to and approved in writing by the Local Planning Authority as part of the relevant applications for approval of Reserved Matters and such car parking spaces secured shall be used only in accordance with the details so approved”.

Reason: To secure a comprehensive and sustainable development in accordance with polices CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies”.

Response to Condition 49 and 50A

- 22.3 The proposals for the development include 4 disabled parking spaces, two for Building T2 and two for Building T3, all located along the service road to the west of the building.
- 22.4 There are additional parking areas for King’s Cross Estate Services, located within designated estate vehicle and storage areas, located along the western elevation of the building within enclosed sheltered areas, accessed through sliding doors; however these are not counted within a parking spaces tally, as they are for the private use of the storage of estate equipment including vehicles.
- 22.5 This level of provision is well within the maximum standards set out in Condition 49(a). Further, the proportion of accessible spaces proposed is well above the proportion required by part (c) of the condition, albeit that it is noted that the 5% stated is on a site-wide basis.
- 22.6 The details submitted here and in the Urban Design Report meet the requirements of Conditions 49 and 50A

23.0 **Condition 51 (Development to be Carried Out In Accordance With Planning Permission – Cycle Parking)**

23.1 The condition and its reason state:

“Unless otherwise agreed in writing by the local planning authority, the development shall be constructed in accordance with the cycle parking/storage standards as set out in Appendix 6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Reason: To ensure a comprehensive and sustainable development and in order to provide satisfactory provision for cyclists in the development in accordance with the Environmental Impact Assessment, in accordance with policies KC6, T3 and Appendix 6 (parking standards) in the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 51

23.2 Secure staff cycle parking is located at Ground floor level of both Buildings T2 and T3, as indicated on the ground floor drawings submitted as part of the drawing package. The cycle store allows for a total of 746 cycle spaces; 436 located in the cycle store of Building T2, and 310 located in the cycle store of Building T3.

23.3 The entrances to the cycle storage areas are located along Canal Reach. Cyclists enter the building through a separate, level entrance and can access the cycle store areas directly. Access is provided from here to the welfare facilities on the first floor via lift and stairs.

23.4 These details meet the requirements of Condition 51.

24.0 **Condition 56 (Archaeology – Archaeological Investigation and Mitigation)**

24.1 The condition and its reason state:

“No development shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority.

Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 56

24.2 A holistic approach to the archaeological evaluation of the northern area of the King’s Cross Central Site has been undertaken by Pre-Construct Archaeology. This includes at Plots T2, T3 and T4 within development Zone T.

24.3 An overarching Written Scheme of Investigation was produced for the Northern Area of the site in 2011. This was submitted to LB Camden to discharge Condition 56 of the Outline Planning Permission and approved on 3rd November 2011 via reference 2011/4651/P.

24.4 This approval enabled partial discharge of Condition 56 in respect of the relevant parts of Development Zones S5, S3, S4 and T5. Further to this, there were two outstanding aspects of archaeological work required to complete the works in the Northern Area; a trench to be dug in Plot T3, and an excavation in Plot T2. The other plots in the Northern Area were excluded from the archaeological requirement as they were not deemed to have the potential for items of archaeological interest, and no further archaeological work was required in these plots.

24.5 The trench was dug in plot T3 from 5th- 14th April 2016 and a report of the findings sent to Historic England for review. It was confirmed by Sandy Kidd of Historic England that no further works are required in respect of Plot T3. This archaeological evaluation at Plot T3 is enclosed with this submission.

24.6 The only outstanding archaeological requirement in the Northern Area of King’s Cross Central as confirmed by Helen Hawkins of Pre-Construct Archaeology is an excavation within Plot T2. This work cannot be undertaken until the site is cleared following completion of Building T1 in the adjacent plot, and will be undertaken prior to the start of works to Building T2 in the relevant area of the site.

25.0 **Condition 60 (Amenity – Plant Noise)**

25.1 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:

- a *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;*
- b *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

25.2 A baseline noise monitoring survey by The English Cogger LLP (dated June 2007) was previously submitted to and approved by LB Camden³ in order to discharge the requirements of Condition 59. A further survey was subsequently carried out between December 2007 and March 2008 to include the ‘Triangle site’, resulting in a revised report dated April 2008. Those reports, referred to collectively as the ‘Baseline Noise Survey’, were undertaken to determine the pre-existing ambient noise levels across KXC site, prior to the commencement of any construction works.

25.3 In conformity with Condition 60, all noise generating building services plant/equipment should be specified and installed to achieve an acoustic performance at neighbouring sensitive facades (i.e. housing, schools, hospitals, offices and workshops), of at least 5 dBA below the prevailing baseline noise measurement, as defined by the above survey in relation to Condition 59.

25.4 Further, plant will, where possible, be 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 Discharge of Condition 59 was confirmed by letter from LB Camden dated 12 June 2007.

- 25.5 The nearest properties to Buildings T2-T3 with sensitive facades include Building T1 to the south, Building T5 to the north and Zone S to the east. These buildings form part of the KXC development. From the Baseline Noise Survey locations available, the nearest equivalent is the 'Triangle Site, Road'. This location is subject to the same road and rail noise sources as the nearest receptor properties referred to above. For the purposes of assessing Buildings T2-T3, the Triangle Site, Road noise levels have been used as representative for these noise sensitive facades.
- 25.6 The lowest weekday background noise levels measured at different times of the day during the Baseline Monitoring are shown in Table 25.1.

Minimum background noise level (LA90, 15 min)		
Day (0700-1900 hours)	Evening (1900-2300 hours)	Night (2300-0700 hours)
55.5	54.4	53.0

Table 25.1 Lowest Measured Noise Levels During Baseline Monitoring.

- 25.7 Consequently, on the basis that building services plant/equipment associated with the development do not exhibit any of the characteristics described in Clause (b) of Condition 60, the following noise limits are deemed to be appropriate to meet the requirements of part (a) of the condition:

Noise limit for building services plant/equipment (LAeq) 15 mins		
Day (0700-1900 hours)	Evening (1900-2300 hours)	Night (2300-0700 hours)
50.5	49.4	48

Table 25.2: Design Noise Limits at Sensitive Facades for plant and Equipment.

- 25.8 The preliminary plant selections and acoustic design works undertaken to date indicate that compliance with the specified criteria set Table 25.2 can and would be achieved. These criteria have been derived having regard to the requirements of Condition 60 and in the context of the prevailing noise climate established in relation to Condition 59. They have been applied to the appropriate assessment, assuming that all non-emergency plant is operating simultaneously.
- 25.9 With regard to emergency plant, discussions with the LB Camden Environmental Health Department has established that this may have a 5 dB relaxation from the relevant criteria for normally operating plant.
- 25.10 The design standards described above will be applied to any alternative plant selections made as a result of further design development.

26.0 **Condition 63 (Foundations of Buildings within T zone)**

26.1 The condition and its reason state:

“Details of the foundations of those buildings within development zones S, T, F, J and Q to be constructed above the Thameslink and Piccadilly Line Tunnels shown on drawing KXC016 Rev 0 shall be submitted to and approved in writing by the local planning authority before any development in those zones is commenced and the foundations shall be constructed only in accordance with the details so approved.

Reason: To safeguard the amenities of the development and to ensure that the development is carried out in accordance with the Environmental Impact Assessment, in accordance with policies SD6, SD7 and KCB of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Condition 63

26.2 Plans and sections showing details of the proposed foundations for Buildings T2-T3 are provided in Appendix 2 within the ERP that is enclosed with this submission.

26.3 The details are provided in accordance with the requirements of Condition 63 and are submitted for approval.

27.0 **Conditions 64 and 65 (Amenity – Volume of Spoil Removal and Lorry Movements)**

27.1 The condition and its reason state:

Condition 64

“Unless otherwise agreed in writing by the local planning authority the volume of spoil removed from the site shall not exceed 270,000 cubic metres within any calendar year.

Reason: To safeguard the amenities of the development, the 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 policies SD6, SD8, SD12, KC6 and TI2 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 65

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements removing spoil from the site shall not exceed 31,500 within any calendar year.

Reason: To safeguard the amenities of the development, the 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 policies SD6, SD8, SD12 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 64 and 65

27.2 The question of managing spoil resulting from earthworks across Buildings T2-T3 is included in the Earthworks and Remediation Plan (ERP) that is included with this submission.

27.3 The volume of spoil envisaged to be removed in relation to Buildings T2-T3 is 33,130m³.

27.4 For the purposes of this condition, we have assumed that the full amount will be removed by lorry for off-site disposal. As such the figures below represent a worst-case scenario in terms of spoil removal and lorry movements. The net position over the relevant periods for Buildings T2-T3 and other zones where earthworks were or will be undertaken is summarised.

27.5 The number of associated lorry movements is 3,897. This is also stated within the ERP and shown within the table below along with the other site wide lorry movements.

Development Area	2016	2017
Development Zone A	16,783	33,566

Zone R West Basement	12,285	0
Coal Drops Yard	13,440	0
Building S2	21,000	0
Building R8	6,694	13,389
Buildings T2-T3	1,949	1,948
Total	72,151	48,903

Table 27.1 Lorry Movements

28.0 **Conditions 66 and 67 (Amenity – Lorry Movements Importing Infrastructure and Construction Materials)**

28.1 The conditions and their reasons state:

Condition 66

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing infrastructure materials to the site shall not exceed 8,300 within any calendar year.

Reason: To safeguard the amenities of the development, the 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 policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Condition 67

“Unless otherwise agreed in writing by the local planning authority the number of lorry movements importing construction materials and plant to the site shall not exceed 73,000 within any calendar year.

Reason: To safeguard the amenities of the development, the 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 policies SD6, SD8, SD12, KC6 and T12 of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Response to Conditions 66 and 67

28.2 Infrastructure materials are not defined in the condition or elsewhere in the Outline Planning Permission supporting documents, but adopting a consistent approach with previous Reserved Matters submissions, they are taken to include road/paving build-up, kerbs, lighting poles, manholes/gullies, utility pipes and ducts and associated backfill and bedding provisions, landscape build-up and trees/planting and piling mats.

28.3 Infrastructure materials do not make up a materially significant proportion of the incoming materials for Buildings T2-T3 and therefore the limited amount of infrastructure materials are considered jointly with construction materials in accordance with Condition 67. Taking the two elements together, the estimated number of lorries delivering infrastructure and construction materials to Buildings T2-T3, together with deliveries to other approved or submitted works in the King’s Cross Central development, are set out in Table 28.1, overleaf.

Development Area	2016	2017	2018	2019
R5 South ⁴	375			
Zone A Development	8,320	5,200	1,300	
Building B6	656			
Gas Holder Triplets	4,250	480		
Building B5	6,446	2,729		
Building R7	2,361	155		
Building R1	2,710	2,574	390	
Building R3 and Zone R Gardens	1,300	2,185	140	
Building S2	126			
<i>Building R8</i>	<i>500</i>	<i>4,350</i>	<i>3,260</i>	<i>550</i>
<i>Buildings T2-T3</i>	<i>469</i>	<i>470</i>		
TOTALS	27,513	18143	5,090	550

Table 28.1: Projected lorry movements for infrastructure and construction materials at KXC

28.4

The figures for any one year are only a small proportion of the overall combined limit of 81,300 lorries (8,300 plus 73,000) for infrastructure and construction materials under Conditions 66 and 67 for the KXC site as a whole for any one calendar year. The conditions, therefore, would be met.

29.0 **Compliance with Part M of the Section 106 Agreement - Health**

29.1 Section M of the Section 106 Agreement sets out obligations in relation to the provision of a Primary Health Care Centre (PHCC) to be sited within plot T2.

29.2 The Primary Health Care Centre is defined in the S106 Agreement as “A centre to be constructed by the Developer in accordance with the Primary Care Trust Specification and (i) to (ii) below and consistent with the details in the Schedule of Accommodation at Schedule M Part 1 comprising a centre available primarily for local residents to obtain health care in the form of a surgery clinic or primary health care centre for the provision of medical services under the NHS or any other ancillary primary community health and social care purposes:

1. *Accommodation of not less than 1,250 sqm GIA (unless otherwise agreed in writing by the Council);*
2. *Sited within Plot T2 or such other location as may otherwise be agreed in writing by the Council;*
3. *Fitted out to Primary Care Trust Specification.*

29.3 Paragraph 3 of Section M requires the PHCC to be Practically Completed prior to the First Occupation of 975 Residential Units (terms as defined in the Section 106 Agreement).

29.4 The proposal to locate the PHCC in Building T2 has been discussed with LB Camden during the pre-application process and has been fully integrated into the design of the building. Extensive discussions have also been held with NHS England and LB Camden in relation to the specification, size and location of the unit within the building.

29.5 The current submission sets out two options for the ground floor of Building T2. Option 1 incorporates a PHCC of 1,258 sqm (GIA), reflecting the current obligation set out in Section M of the Section 106 Agreement. Option 2 shows a smaller PHCC of 750sqm, reflecting discussions with NHS England who has confirmed that a unit of 1,250sqm, as envisaged by Section M of the Section 106 Agreement, would be too large for their requirements. It is anticipated that the space would be taken by an existing local GP practice currently operating in temporary accommodation.

29.6 It is envisaged that Option 2 would be implemented, following agreement of the PHCC Lease and completion of a Deed of Variation to the Section 106 Agreement to reflect the revised position.

The Deed of Variation would confirm the delivery of a smaller PHCC of 750sqm (GIA) in Building T2 and include provisions for a payment to be made to LB Camden in lieu of the remaining 500sqm of floorspace. The Deed of

Variation to the S106 Agreement will also update the trigger for the Lease Offer, and for practical completion of the facility to reflect the revised programme for delivery of this building.

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