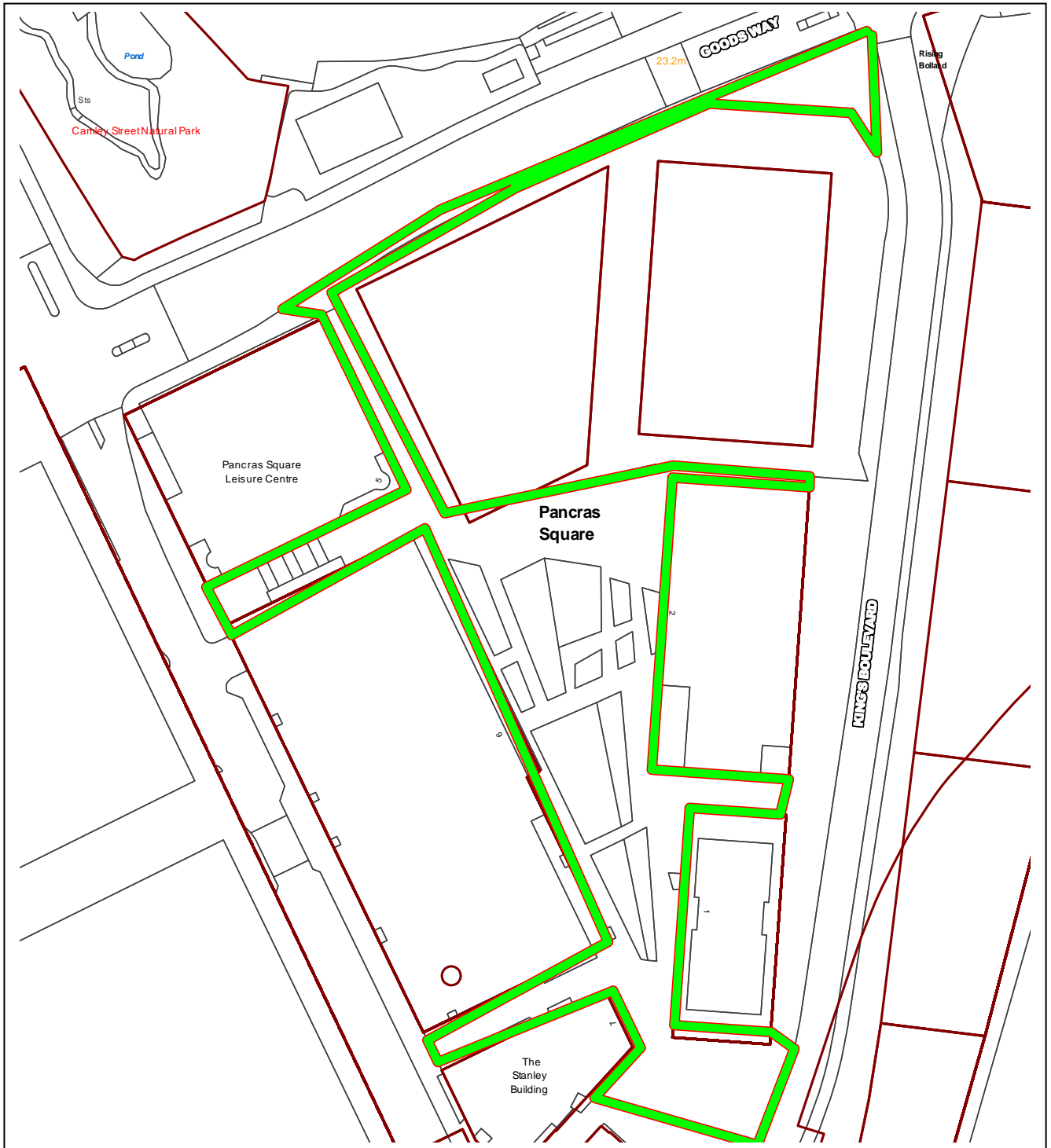


2016/3196/P - Canal Square



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Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 08/09/2016			
				Consultation Expiry Date: 08/07/2016			
Officer			Application Number				
Patrick Marfleet			2016/3196/P				
Application Address			Drawing Numbers				
Kings Cross Central Development Zone B (Public Realm-B4/B6 Finger) York Way London N1C			See draft decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
<p>Minor amendments to reserved matters approval reference 2010/0872/P granted on 30/04/2010 and to reserved matters approval 2010/3152/P dated 08/09/2010 relating to amendments to Zone B public realm, Canal Square and B4/B6 secondary street (finger) namely to reconfigure Canal Square, amendments to materials and street furniture, installation of PRI pole, pedestrianising taxi drop off area between B4 and B6 (retrospective) and associated alterations to finishing materials. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10,14,16-24, 27-28, 31, 33-39, 42-43, 45-46, 48-49, 51, 56, 57, 60, 62, and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (2004/2307/P) granted subject to section 106 legal agreement on 22 December 2006).</p>							
Recommendation:		Approve reserved matters subject to conditions and approve details.					
Application Type:		Approval of Reserved Matters					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 15/06/2016 to 06/07/2016 Press notice was displayed on 17/06/2016 expiring 08/07/2016 No comments received.					
CAAC/Local groups comments:		Kings's Cross CAAC - no response to date.					

Site Description

Canal Square is a designated area of public realm located to the north of Kings Boulevard at its convergence with Goods Way and adjacent to building B6. The site is currently occupied by several temporary office structures associated with the construction of B6 which will be removed on completion of the development. Situated to the south of the Regents Canal, the site is located within the Kings Cross St Pancras Conservation Area.

Relevant History

Zone B Public Realm

2010/3152/P - Reserved matters for a new public realm at Station Square and enabling works relating to revised details for the Boulevard in compliance with conditions 3, 9, 10, 16, 18, 19, 20, 21, 25, 56, and 64-67 of Outline Permission reference 2004/2307/P, dated 22nd December 2006 (for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area). The application is accompanied by a proposed Deed of Variation to the Kings Cross S106 Agreement deleting the requirement to consult with TfL over any works affecting the proposed Cross River Tram – Granted 08/09/2010.

2010/0872/P - Submission of reserved matters associated with the public realm within Development Zone B namely Turnhalle Square, Pancras Square and Canal Square and associated secondary routes connecting to the Boulevard, Goods Way and Pancras Road as required by conditions 3, 6, 9, 10, 12, 16-22, 31, 45, 51, 55-56 and 64-67 of outline planning permission granted 22/12/06 subject to a S106 agreement (Ref: 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area – Granted 30/04/2010.

King's Cross Central – Outline Permission

2004/2307/P - Outline Planning Permission for the comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities - Granted 22/12/06.

Relevant policies

NPPF 2012

The London Plan March 2016

LDF Core Strategy and Development Policies

CS1 – Distribution of growth
CS2 – Growth areas
CS5 – Managing the impact of growth and development
CS8 – Promoting a successful and inclusive Camden economy
CS9 – Achieving a successful Central London
CS10 – Supporting community facilities and services
CS11 – Promoting sustainable and efficient travel
CS13 – Tackling climate change through promoting higher environmental standards
CS14 - Promoting high quality places and conserving our heritage
CS18 – Dealing with our waste and encouraging recycling
CS19 – Delivering and monitoring the Core Strategy
DP13 – Employment premises and sites
DP14 – Tourism development and visitor accommodation
DP15 – Community and leisure uses
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP20 - Movement of goods and materials,
DP22 – Promoting sustainable design and construction
DP23 – Water
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP27 – Basements and lightwells
DP28 - Noise and Vibration
DP29 – Improving access
DP32 - Air quality and Camden's Clear Zone

Camden Planning Guidance

Camden Planning Guidance - Numbers 1, 3, 4, 5, 6 and 7

Kings Cross / St. Pancras conservation area statement 2003

Assessment

1.0 PROPOSAL

1.1 The application is for minor amendments to the Zone B Public Realm Reserved Matters Approval (2010/0872/P), namely the Canal Square and B4/B6 secondary street (B4/B6 finger) areas. Enabling Works approval is also sought for the western pavement of King's Boulevard specifically the area that continues on from the B4/B6 finger.

1.2 The proposed amendments can be summarised as follows:

Canal Square:

- Increase the size of the square to the north of B6 building by using materials to mark out a triangular space replacing the previously approved semi-circular area;
- Replacement of Yorkstone paving material with sandstone paving along the eastern façade of B6 to the very north of the site to complete square paving band that runs north to south alongside the facades of Buildings B2, B4 and B6;
- Relocation of one tree from Goods Way pavement into the square, conversion of seating

wall at the junction of Canal Square and Bridge Street with a planter wall and replacement of linear benches with circular and semi-circular moveable benches;

- Erection of a 75mm (diameter) PRI flue in the retained opportunity for art area in the north eastern part of the square which will connect into existing gas pipe beneath the square;

B4/B6 secondary street:

- Remove taxi drop-off/turning area between buildings B4 and B6 to create pedestrian route across the western pavement of Kings Boulevard; and
- Removal of bollards where B4/B6 finger meets Pancras Square and replacement of granite setts along the taxi drop off/turning point with sandstone paving.

2.0 ASSESSMENT

- 2.1 The proposed amendments are not considered to impact on other material considerations which were taken into account in the assessment of the original proposal. For a full understanding of the assessment of the application, please see the report for the original scheme (reference 2004/2307/P) granted permission on 22 December 2006.
- 2.2 The amendments below have been assessed as set out in the proposal. The changes to the paving pattern of the area immediately to the north of the B6 building would mark out a triangular area that mirrors the shape of Canal Square that would be more conventional than the previously approved semi-circular space. It would improve the integration of the public realm with the northern entrances to B6 and would not have a significant impact on the appearance of the surrounding area.
- 2.3 The replacement of Yorkstone paving with sandstone is considered acceptable in terms of its visual impact as it would match the existing paving along Goods Way and King's boulevard and help to improve the continuity of surface materials used across the Zone B public realm.
- 2.4 The proposed amendments to the landscaping layout, seating wall and benches represent minor changes that would not have a significant impact on the character of Canal Square and would help to improve its function as a key pedestrian route and outdoor seating area.
- 2.5 The proposed PRI gas vent would be located in the north eastern corner of Canal Square which is a particularly prominent area of the site that was designated as a space for a public art installation in the outline permission. Whilst the proposed vent adds little in design terms its size and design is considered not to have a significant impact on the setting of nearby buildings or the appearance of the surrounding area. The development of a public art installation is still encouraged, however, as this will help to disguise the PRI vent whilst adding some character and identity to the public space.
- 2.6 The removal of the taxi drop off area at the route between buildings B4 and B6 is considered to be an improvement on the originally approved scheme as it would provide more convenient pedestrian access along the western pavement of Kings Boulevard and the southern King's Cross Central area in general. Similarly, the removal of the bollards where the B4/B6 meets Pancras Square and the replacement of granite setts with sandstone paving at the taxi drop off area would help to improve the visual coherence along Kings Boulevard and the wider area.

3.0 Amenity of residential occupants

3.1 Given the nature of the proposed works, there would be no implications on the amenity of present or future residents at the site. Furthermore, the proposed alterations would not impede pedestrian flow in the area and would not impact on the surrounding transport network.

4.0 Conclusion

4.1 The proposed amendments are considered to have a minimal impact on the appearance of the building and would not be significantly different to the original approved application.

5.0 Recommendation: Approve reserved matters subject to conditions and approve details.

DISCLAIMER

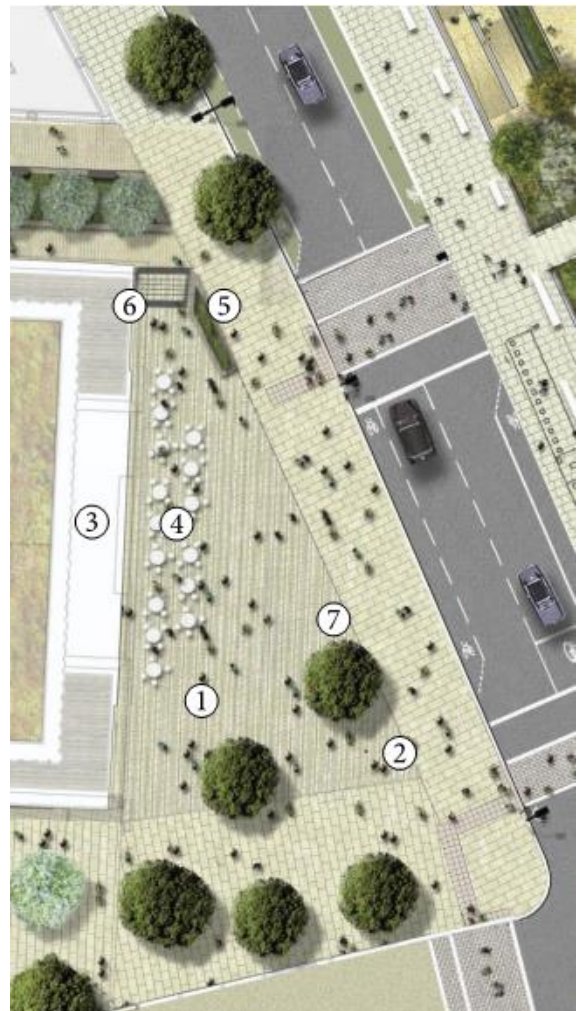
The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Canal Square - 2016/3196/P

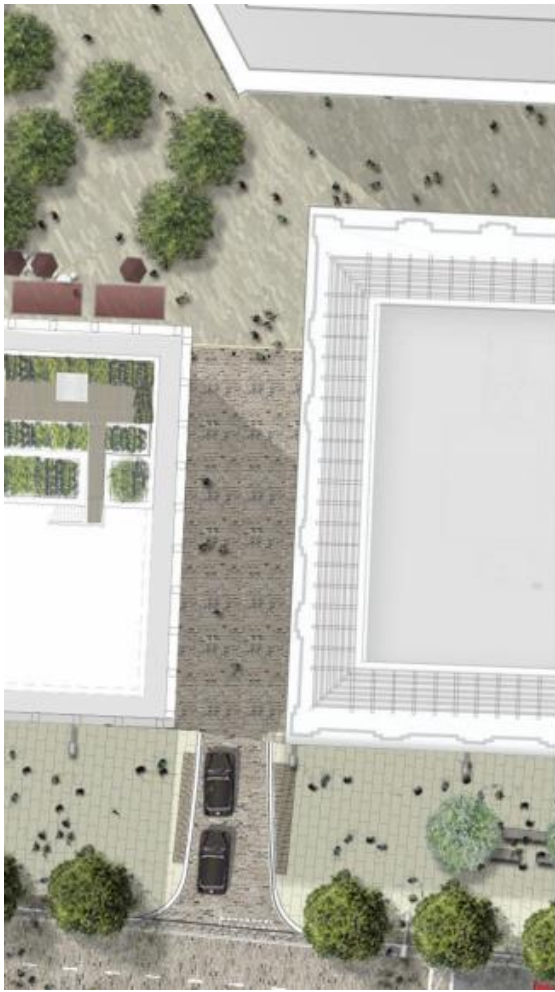
Approved



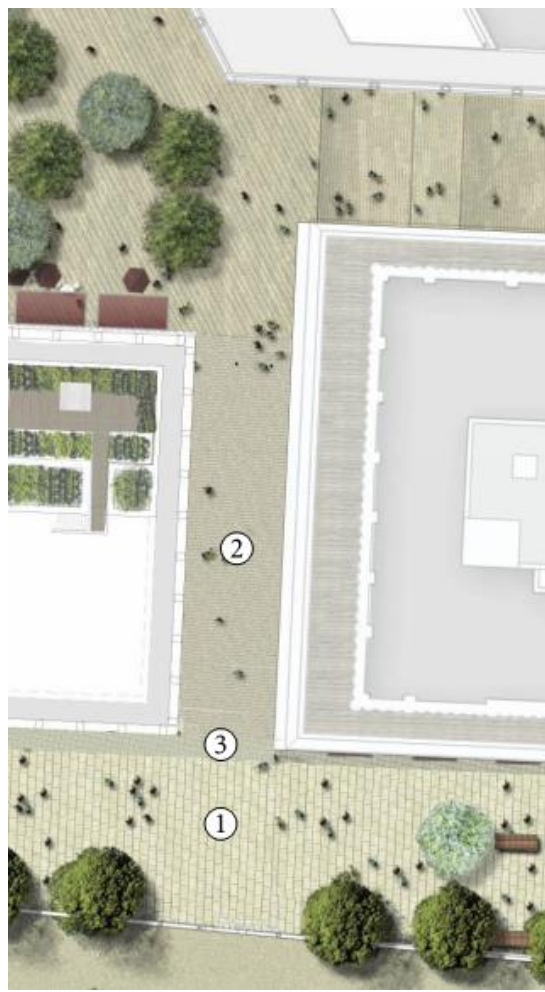
Proposed



Approved B4/B6 Finger



Proposed B4/B6 Finger



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

Application Ref: **2016/3196/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

13 July 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Kings Cross Central
Development Zone B (Public Realm - B4/B6 Finger)
York Way
London
N1C**

DECISION

Proposal: Minor amendments to reserved matters approval reference 2010/0872/P granted on 30/04/2010 and to reserved matters approval 2010/3152/P dated 08/09/2010 relating to amendments to Zone B public realm, Canal Square and B4/B6 secondary street (finger) namely to reconfigure Canal Square, amendments to materials and street furniture, installation of PRI pole, pedestrianising taxi drop off area between B4 and B6 (retrospective) and associated alterations to finishing materials. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10,14,16-24, 27-28, 31, 33-39, 42-43, 45-46, 48-49, 51, 56, 57, 60, 62, and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (2004/2307/P) granted subject to section 106 legal agreement on 22 December 2006).

Drawing Nos: Superseded Plans

TOWN279.8(08)5014 R03, TOWN279.8(08)5008 R04, TOWN279.9(08)5011 R03,
TOWN279.8(08)5017 R02, TOWN279.8(08)7004 R01, TOWN279.8(08)7005 R01,
TOWN279.8(08)6101 R03, TOWN279.8(08)6102 R03, TOWN279.8(08)6106 R03,

Executive Director Supporting Communities



TOWN279.8(08)6203 R03.

Revised Plans

TOWN279.8(08)5014 R04, TOWN279.8(08)5008 R05, TOWN279.8(08)5011 R04,
TOWN279.8(08)5019 R00, TOWN279.8(08)5017 R03, TOWN279.8(08)7004 R02,
TOWN279.8(08)7005 R02, TOWN279.8(08)6405 R00, TOWN279.8(08)6101 R04,
TOWN279.8(08)6102 R04, TOWN279.8(08)6106 R04, TOWN279.8(08)6109 R00,
TOWN279.8(08)6110 R00, TOWN279.8(08)6111 R00, TOWN279.8(08)6203 R04.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Superseded Plans

TOWN279.8(08)5014 R03, TOWN279.8(08)5008 R04, TOWN279.9(08)5011 R03,
TOWN279.8(08)5017 R02, TOWN279.8(08)7004 R01, TOWN279.8(08)7005 R01,
TOWN279.8(08)6101 R03, TOWN279.8(08)6102 R03, TOWN279.8(08)6106 R03,
TOWN279.8(08)6203 R03.

Revised Plans

TOWN279.8(08)5014 R04, TOWN279.8(08)5008 R05, TOWN279.8(08)5011 R04,
TOWN279.8(08)5019 R00, TOWN279.8(08)5017 R03, TOWN279.8(08)7004 R02,
TOWN279.8(08)7005 R02, TOWN279.8(08)6405 R00, TOWN279.8(08)6101 R04,
TOWN279.8(08)6102 R04, TOWN279.8(08)6106 R04, TOWN279.8(08)6109 R00,
TOWN279.8(08)6110 R00, TOWN279.8(08)6111 R00, TOWN279.8(08)6203 R04.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 This approval relates only to the amendments specifically highlighted on the submitted plans and referred to in the application supporting documents and shall only be read in the context of the parent permission granted on 30/04/2010 under reference number 2010/0872/P and 08/09/2010 under reference number 2010/3152/P, and in addition to the condition stated above is bound by all the conditions attached to that permission. Any additional variations/discrepancies shown on the plans and drawings, beyond the specific elements referenced, shall defer in as far as might be material to the parent permission.

Reason: In order to comply with the reasons for granting permission as set out in the notices to that effect dated 30/04/2010 under reference number 2010/0872/P and 08/09/2010 under reference number 2010/3152/P.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the

London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION