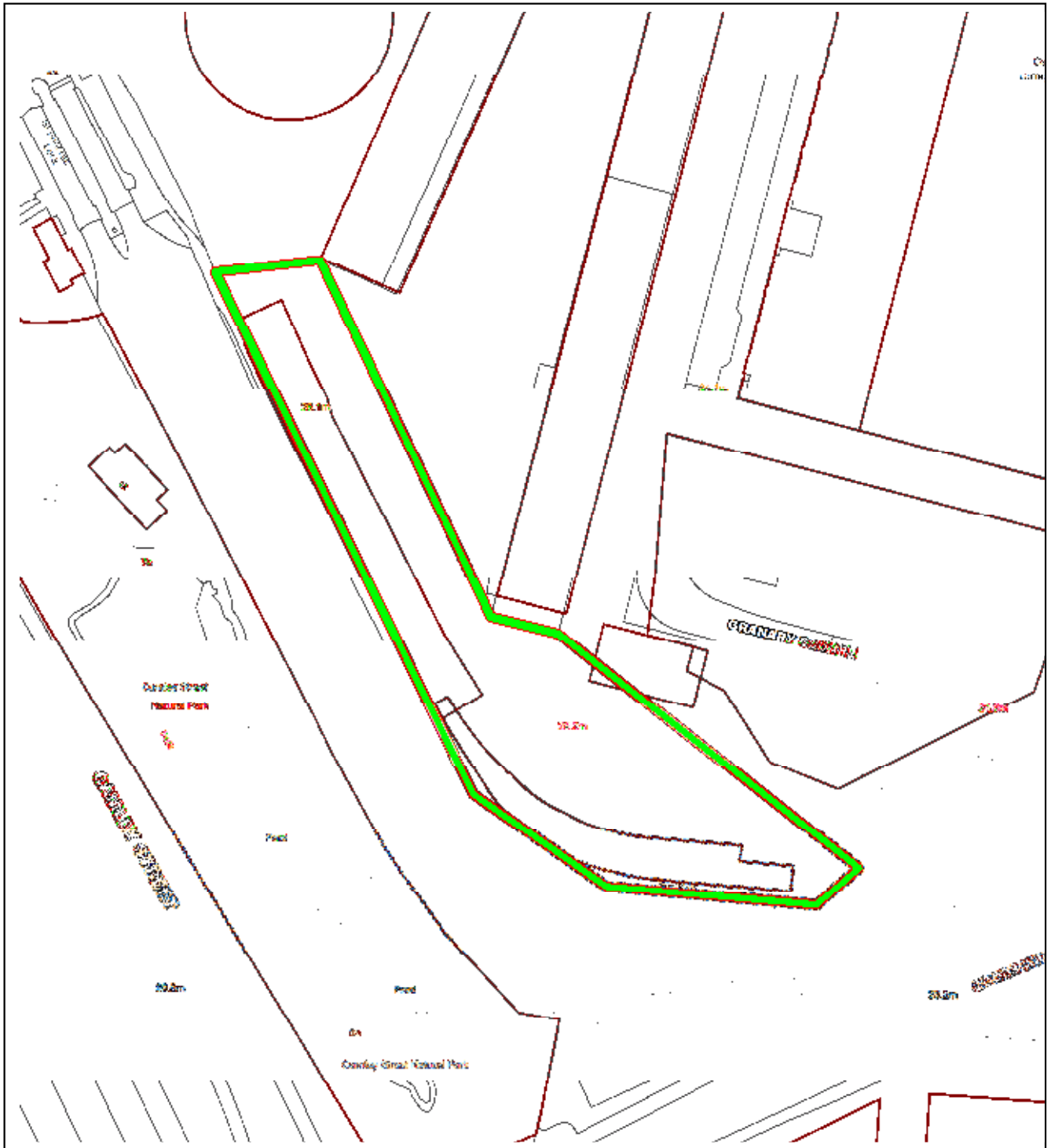


Coal Drops Yard 2016/2866/P



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Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 24/08/2016	
				Consultation Expiry Date: 08/07/2016	
Officer			Application Number		
Patrick Marfleet			2016/2866/P		
Application Address			Drawing Numbers		
Coal Drops Yard Former Site at Kings Cross Railway Lands York Way Camden London N1C 4AG			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal					
Reserved matters relating to amendments to hard landscaping of the Coal Drops ramp and surface of the Wharf Road Viaduct including changes to the layout of planting beds, benches and vehicle restraints and minor levels adjustments as an amendment to reserved matters approval 2014/5272/P dated 27/10/2014 for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.					
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 22/06/2016 to 13/07/2016 Press notice advertised on 23/06/2016 expiring 14/07/2016 No comments received.				
CAAC/Local groups comments:	Regents Canal CAAC - no response to date.				

Site Description

The application relates to 'Kings Cross Central' the former railway lands north of King's Cross Station. The application site relates specifically to the Eastern Wharf Road Arches, Wharf Road Viaduct and Coal Drops Ramp which are located north of the Regent's Canal in Development Zone I. The site is bound by Regent's Canal to the south, south-west and west, the Coal Drops to the north and Granary Square to the north and east.

Relevant History

Coal Drops Ramp and Wharf Road Viaduct

2014/5272/P - Reserved matters relating to the Fish and Coal Offices and Eastern Wharf Road Arches within Development Zone I for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement reference: 2004/2307/P dated 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

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 (2015)

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

Regent's Canal conservation area appraisal and management strategy 2008

Assessment

1.0 PROPOSAL

1.1 The application proposes amendments to the surface levels of the Wharf Road Viaduct (WRV) in order to make an accessible route to the Eastern Coal Drops Viaduct (ECDV) via a bridge link (BR4). The revised level of the WRV at its junction with BR4 measures +26.344m at a gradient of 1:32, this is an increase to the current approved WRV level which is approximately +25.600m at the landing point of the bridge.

As a result of this change in levels a number of minor amendments to the layout of the planting beds, benches/vehicle restraints of the Coal Drops Ramp and Wharf Road Viaduct are proposed.

1.2 The proposed amendments can be summarised as follows:

- Relocation of external steps from area north of arch 8 to area north of arch 9 to provide direct access to main retail entrance;
- Replacement of timber seating steps north of arch 10 of the Eastern Warf Road Arches with granite stone steps and reduction in size of granite seating steps at the eastern end of the Wharf Road Viaduct.
- Replacement of metal clad concrete vehicle restraints currently approved along the surface of the viaduct with timber topped benches.

- Raising of approved planting beds above the finished floor level of the viaduct.
- Installation of four retractable traffic bollards positioned at the top of the coal drops ramp.

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 2014/5272/P) granted permission on 27 October 2014. The amendments below have been assessed as set out in the proposal.
- 2.2 The repositioning of the external steps is a minor amendment that would not materially alter the appearance of the approved scheme or the character of the surrounding area.
- 2.3 The replacement of the timber seating steps to the north of arch 10 with granite stone steps is a minor alteration that would not significantly alter the appearance of the approved scheme. The proposed granite steps would match the materials used on the rest of the steps which continue east, offering a more consistent appearance to this part of the site.
- 2.4 The replacement of the metal clad benches and vehicle restraints currently approved along the surface of the viaduct with timber topped structures is considered acceptable in terms of its impact on the appearance of the approved scheme and would relate well to the surrounding landscaping at the site.
- 2.5 The four new vehicular bollards proposed at the top of the Coal Drops Ramp, the principle of which were approved under the previous application 2014/5272/P, would match the design and appearance of those used elsewhere on the Kings Cross site and would have an acceptable impact on the character of the site and wider conservation 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 Wharf Road Viaduct and the surrounding area and would not be significantly different to the original approved application.

- 5.0 Recommendation:** Approve reserved matters application.

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 22nd August 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'.

Miss Jen Ponting
Argent (King's Cross) Ltd
4 Stable Street
King's Cross
London
N1C 4AB

Application Ref: **2016/2866/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

17 August 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
**Coal Drops Yard
Former Site at Kings Cross Railway Lands
York Way
Camden
London
N1C 4AG**

DECISION

Proposal:

Reserved matters relating to amendments to hard landscaping of the Coal Drops ramp and surface of the Wharf Road Viaduct including changes to the layout of planting beds, benches and vehicle restraints and minor levels adjustments as an amendment to reserved matters approval 2014/5272/P dated 27/10/2014 for refurbishment of the Fish and Coal Offices for office (Class B1a) and restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct, as required by conditions 6, 9, 10, 12, 14, 16-23, 26, 27, 28, 31, 32, 33-36, 45, 46, 49, 51, 55, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: Superseded plans:

279.14(08)3001 R04, 279.14(08)5001 R03, 279.14(08)5002 R05, 279.14(08)7001 R08,
279.14(08)7002 R08, 279.14(08)4301 R01, 279.14(08)4302 R01, 279.14(08)6101 R02,

Executive Director Supporting Communities



279.14(08)6101 R02, 279.14(08)6102 R02, 279.14(08)6103 R01, 279.14(08)6104 R02, 279.14(08)6105 R02, 279.14(08)6106 R00, 279.14(08)6107 R00, 279.14(08)6201 R02, 279.14(08)6401 R02, 279.14(08)6402 R01, 279.14(08)6403 R01, 279.14(08)6404 R01, 279.14(08)6405 R01, 279.14(03)5005 R04.

Plans for approval:

KXC-PLAN-PLAP-20-A-P01 P01, 279.14(08)3001 R06, 279.14(08)5001 R06, 279.14(08)5002 R07, 279.14(08)7001 R11, 279.14(08)7002 R11, 279.14(08)4301 R02, 279.14(08)4302 R02, 279.14(08)6101 R03, 279.14(08)6102 R03, 279.14(08)6103 R02, 279.14(08)6104 R04, 279.14(08)6105 R04, 279.14(08)6106 R02, 279.14(08)6107 R01, 279.14(08)6201 R04, 279.14(08)6401 R04, 279.14(08)6402 R03, 279.14(08)6403 R02, 279.14(08)6404 R02, 279.14(08)6405 R02, 279.14(03)5005 R06.

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

DRAFT

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Superseded plans:

279.14(08)3001 R04, 279.14(08)5001 R03, 279.14(08)5002 R05, 279.14(08)7001 R08, 279.14(08)7002 R08, 279.14(08)4301 R01, 279.14(08)4302 R01, 279.14(08)6101 R02, 279.14(08)6101 R02, 279.14(08)6102 R02, 279.14(08)6103 R01, 279.14(08)6104 R02, 279.14(08)6105 R02, 279.14(08)6106 R00, 279.14(08)6107 R00, 279.14(08)6201 R02, 279.14(08)6401 R02, 279.14(08)6402 R01, 279.14(08)6403 R01, 279.14(08)6404 R01, 279.14(08)6405 R01, 279.14(03)5005 R04.

Plans for approval:

KXC-PLAN-PLAP-20-A-P01 P01, 279.14(08)3001 R06, 279.14(08)5001 R06, 279.14(08)5002 R07, 279.14(08)7001 R11, 279.14(08)7002 R11, 279.14(08)4301 R02, 279.14(08)4302 R02, 279.14(08)6101 R03, 279.14(08)6102 R03, 279.14(08)6103 R02, 279.14(08)6104 R04, 279.14(08)6105 R04, 279.14(08)6106 R02, 279.14(08)6107 R01, 279.14(08)6201 R04, 279.14(08)6401 R04, 279.14(08)6402 R03, 279.14(08)6403 R02, 279.14(08)6404 R02, 279.14(08)6405 R02, 279.14(03)5005 R06.

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

- 3 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 27/10/2014 under reference number 2014/5272/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 notice to that effect dated 27/10/2014 under reference number 2014/5272/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

DECISION