

Submission Statement

Midland Goods Shed and Handyside Canopies:
application for minor amendments
to Reserved Matters submission reference
2014/1433/P and an associated application for
Listed Building Consent

King's Cross Central General Partner Ltd

August 2016

King's Cross

Contacts

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1.0

Introduction

1.1 Summary of Proposed Amendments

Summary of Proposed Amendments

Introduction

This submission proposes minor amendments to the Midland Goods Shed and East Handyside Canopies, as approved on 16th June 2014, under Reserved Matters approval reference 2014/1433/P and Listed Building Consent 2014/1436/L.

The proposed minor amendments within this submission do not alter the concept or principles of the approved scheme. The form, massing, building height and arrangement of spaces within the building remain the same as that previously submitted and approved.

The proposed amendments to the scheme are in response to a change of proposed tenant for part of the East Handyside Canopy and the first floor of the Midland Goods Shed.

Originally proposed to be occupied by the Guardian Newspaper as a 'living newspaper', the space is now proposed to be occupied by New Day, who would operate within B1 use.

Proposed Amendments

The proposed amendments comprise:

- a new glazed draft lobby to the northern entrance of the EHC at ground floor;
- a new back of house area to be created beneath the north mezzanine area at ground floor level;
- the enclosure of a room at ground floor level, beneath the southern mezzanine;
- The removal of a new wall to the link stair, implemented under a separate planning permission, reference 2015/5021/P;
- the omission of one of the flights of stairs proposed to be inserted from the ground floor mezzanine level to the first floor;
- the enclosure of the balcony at first floor level with full height glazing.
- the use of this space is proposed to be B1

Structure of the document

A drawings schedule and a set of drawings, submitted for information and approval, are provided in section 2 of this document. A set of annotated approved drawings showing the changes to the scheme is submitted in section 2.1 for information. Section 2.2 provides a set of revised plans and sections to replace those submitted under 2014/1436/P, submitted for approval.

Section 3.0 of this submission explains and justifies the proposed amendments to the scheme under the relevant conditions of the Outline Planning Permission for KXC, (the Outline Permission) with reference 2004/2307/P. Also included in section 3 is a Supporting Statement in respect of the associated application for Listed Building Consent in respect of the changes.

2.0

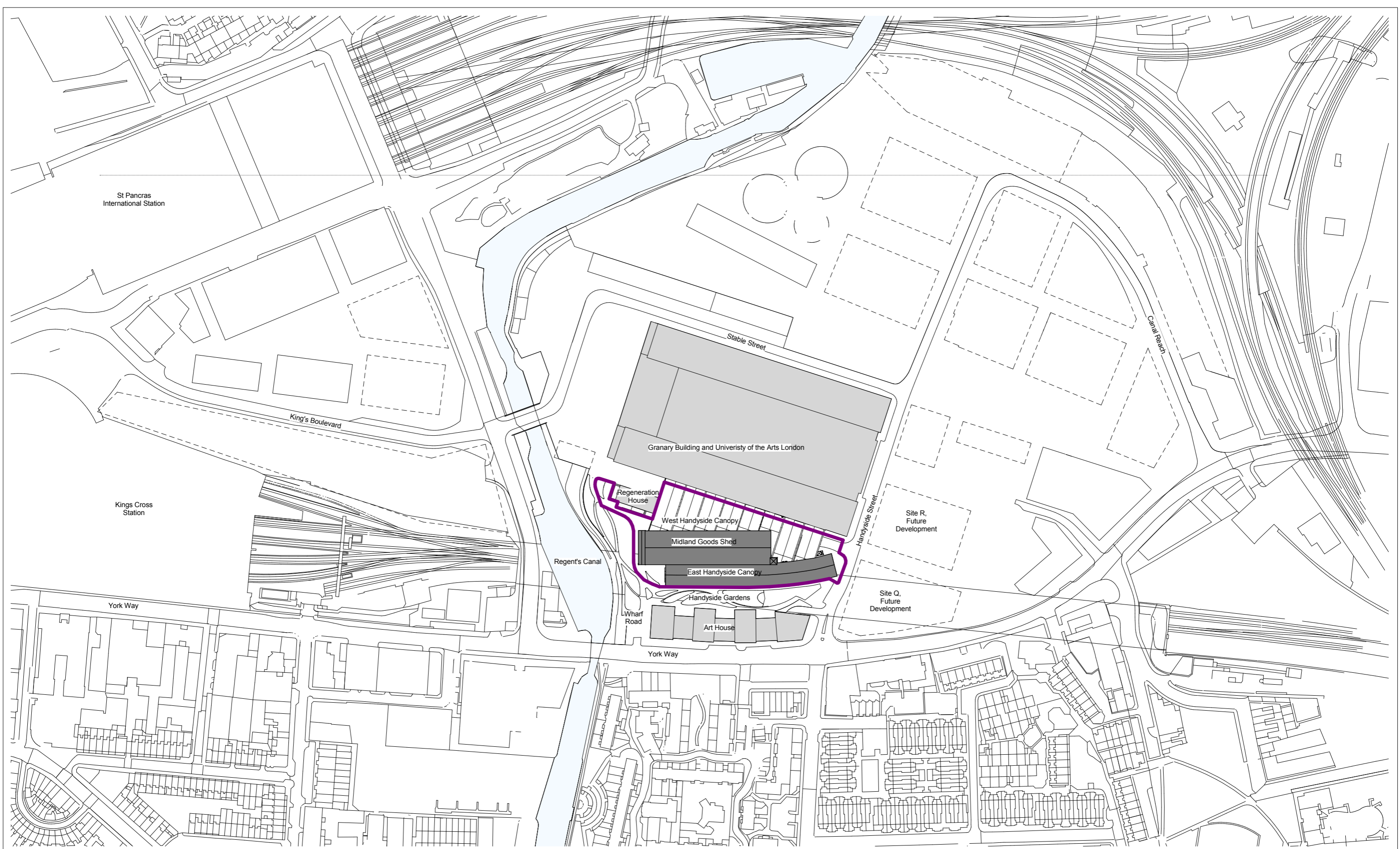
Submitted Drawings

- 2.1 Drawings submitted For Information
- 2.2 New Drawings Submitted for Approval

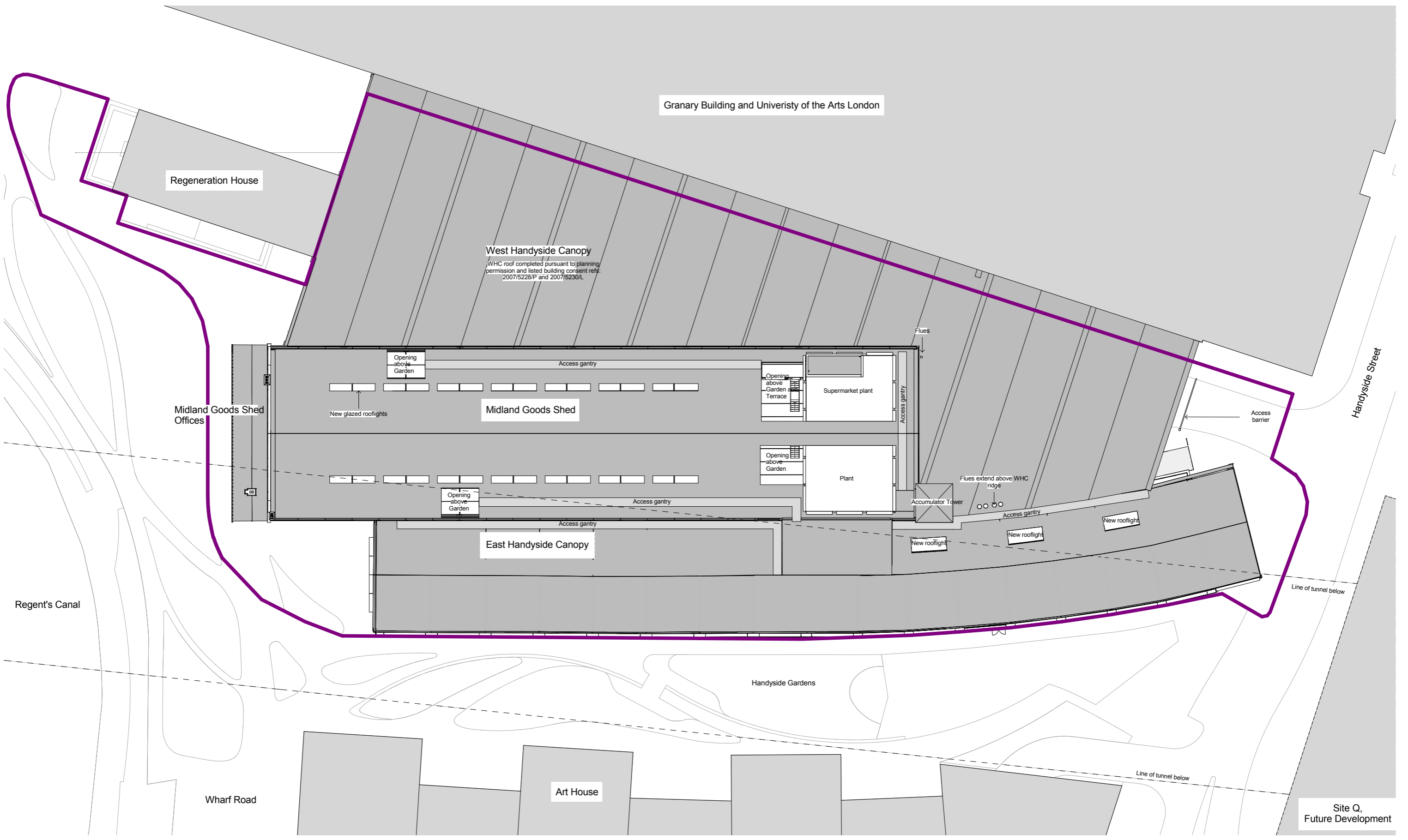
Drawing Schedule

2.0

Drawing Title	Drawing No.	Rev No.	Scale at A3
For Information			
Site Location Plan	0613_P_001	A	1:2500
Site Plan	0613_P002	C	1:500
Plans			
Ground floor level, proposed	0613_P_101	D	1:500
Ground Floor Mezzanine Level, Proposed	0613_P_102	C	1:500
First Floor Level, Proposed	0613_P_103	C	1:500
Sections			
Secton BB Looking South	0613_P_212	C	1:100
Section II Looking North	0613_P_235	D	1:100
Section JJ Looking North	0613_P_236	D	1:200
For Approval			
Plans			
Ground floor level, proposed	0613_P_101	E	1:500
Ground Floor Mezzanine Level, Proposed	0613_P_102	D	1:500
First Floor Level, Proposed	0613_P_103	D	1:500
Sections			
Secton BB Looking South	0613_P_212	D	1:100
Section II Looking North	0613_P_235	E	1:100
Section JJ Looking North	0613_P_236	E	1:200



<p>Revisions</p> <table border="0"> <tr> <td style="width: 5px;">\</td> <td style="width: 10px;">140128</td> <td style="width: 10px;">For Approval</td> </tr> <tr> <td>A</td> <td>140204</td> <td>For Approval</td> </tr> </table>	\	140128	For Approval	A	140204	For Approval	<table border="0"> <tr> <td>By</td> <td>Chk</td> </tr> <tr> <td>AB</td> <td>EM</td> </tr> <tr> <td>AB</td> <td>EM</td> </tr> </table>	By	Chk	AB	EM	AB	EM	<p>Revisions</p> <table border="0"> <tr> <td>By</td> <td>Chk</td> </tr> <tr> <td></td> <td></td> </tr> </table>	By	Chk			<p>Notes</p> <p> Reserved Matters Submission Boundary</p> <p>Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals</p> <p>Please note: The ridge height of the East Handyside Canopy varies across its length. For purposes of clarity, the value shown on all drawings has been taken as an average value.</p>		<p>Bennetts Associates Architects</p> <p>1 Rawstome Place London EC1V 7NL T +44 (0) 20 7520 3300 F +44 (0) 20 7520 3333 E mail@bennettsassociates.com</p> <p><small>For Bennetts Associates' electronic information issue disclaimer - www.bennettsassociates.com/informationdisclaimer/</small></p> <p>Project Midland Goods Shed Argent</p> <p>Drawing Title For Approval Site Location Plan</p> <p>Scale @ A3 1 : 2500</p> <p>Scale @ A1 1 : 1250</p> <p>Project No. 0613</p> <p>Drawing Number 0613_P_001</p> <p>Revision A</p> <p>Revision Date 140204</p> <p>YY MM DD</p>
\	140128	For Approval																			
A	140204	For Approval																			
By	Chk																				
AB	EM																				
AB	EM																				
By	Chk																				



Granary Building and University of the Arts London

Regeneration House

West Handyside Canopy

WHC roof completed pursuant to planning permission and listed building consent refs: 2007/5228/P and 2007/5230/L

Midland Goods Shed Offices

Midland Goods Shed

Regent's Canal

Handyside Street

East Handyside Canopy

Wharf Road

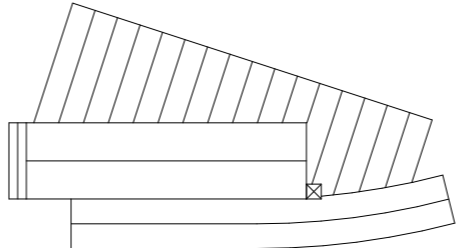
Art House

Handyside Gardens

Site Q, Future Development

Revisions	By	Chk	Revisions
V 131126	DRAFT	KC	EM
A 140114	DRAFT	KC	EM
B 140128	For Approval	AB	EM
C 140204	For Approval	AB	EM

By	Chk	Notes
		Reserved Matters Submission Boundary
		Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals
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Project
Midland Goods Shed
 Argent

Drawing Title
 For Approval
 Site Plan

Drawing Number
 0613_P_002

Project No. 0613

Revision
 C



Scale @ A3
 1 : 500

Scale @ A1
 1 : 250

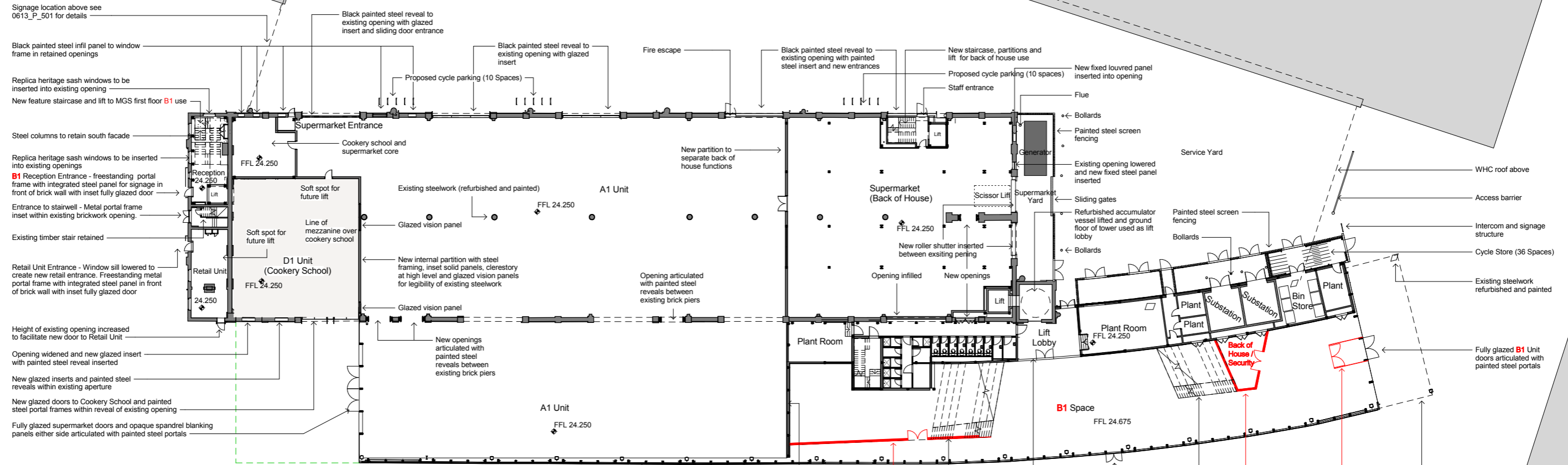
Revision Date
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Granary Building and University of the Arts London

Regeneration House

Event space beneath West Handside Canopy



Regent's Canal

Handside Gardens

Art House

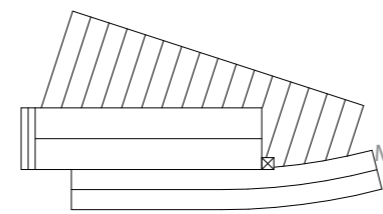
Site Q, Future Development

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A 140128 For Approval		AB	EM			
B 140204 For Approval		AB	EM			
C 140416 For Approval		MH	EM			
D 160801 For Information		KC	EM			

--- Extent of proposed outdoor seating area

Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals

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Project: **Midland Goods Shed**
 Argent

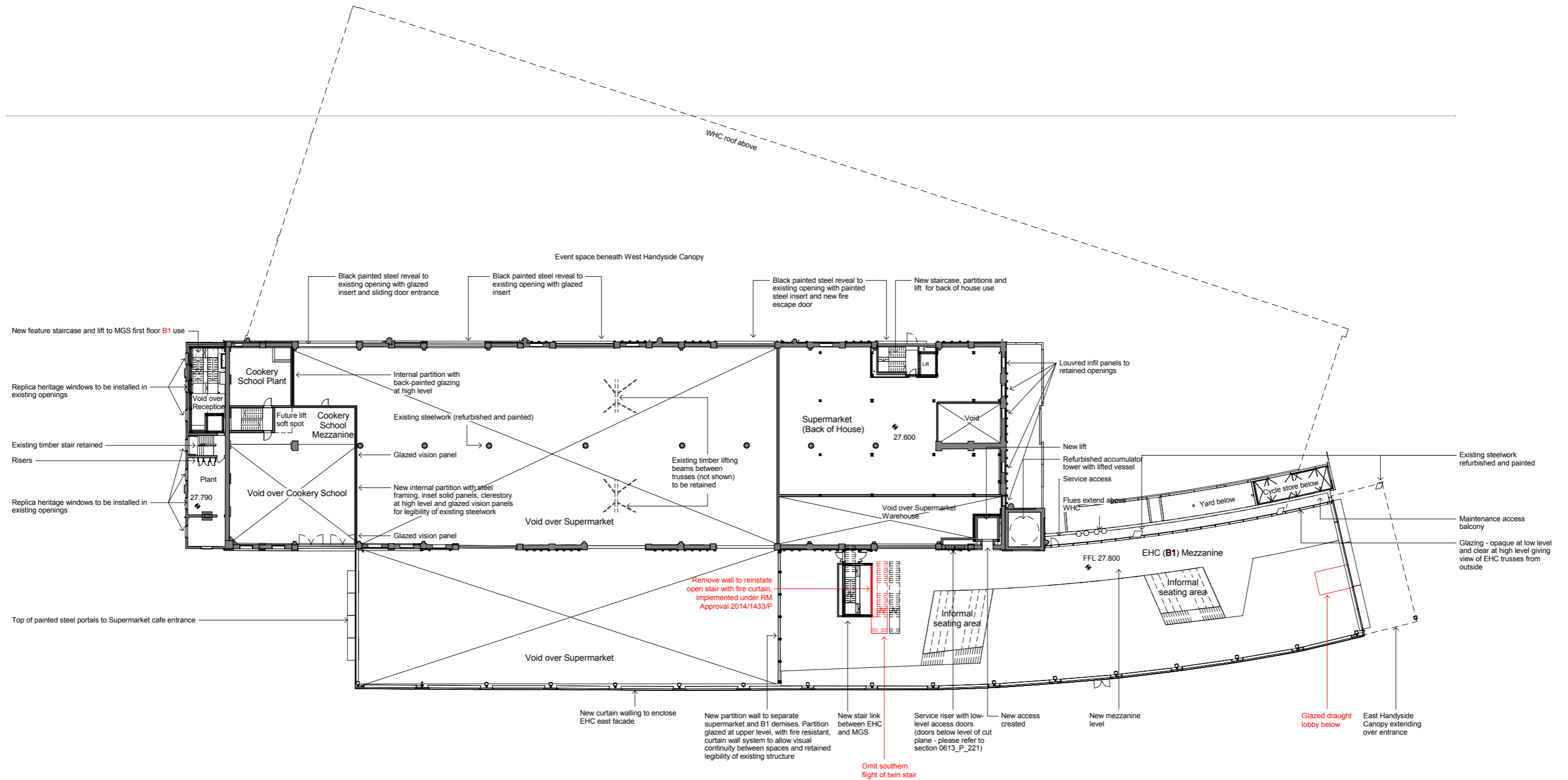
Drawing Title: For Information
 Ground Floor Level
 Proposed

Drawing Number: 0613_P_101
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 Scale @ A1: 1:250

Revision: **D**
 Revision Date: **160801**

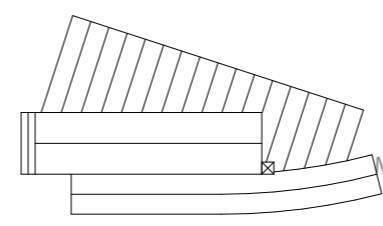
Project No. 0613

Midland Goods Shed 2.5m Handside Gardens 12.5m
 Scale 1:250



Revisions	By	Chk	Revisions	By	Chk	Notes
V 140114 DRAFT	HL	EM				
A 140128 For Approval	AB	EM				Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals
B 140204 For Approval	AB	EM				
C 160801 For Information	KC	EM				

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Project: **Midland Goods Shed Argent**

Drawing Title: **For Information Ground Floor Mezzanine Level Proposed**

Drawing Number: **0613_P_102**

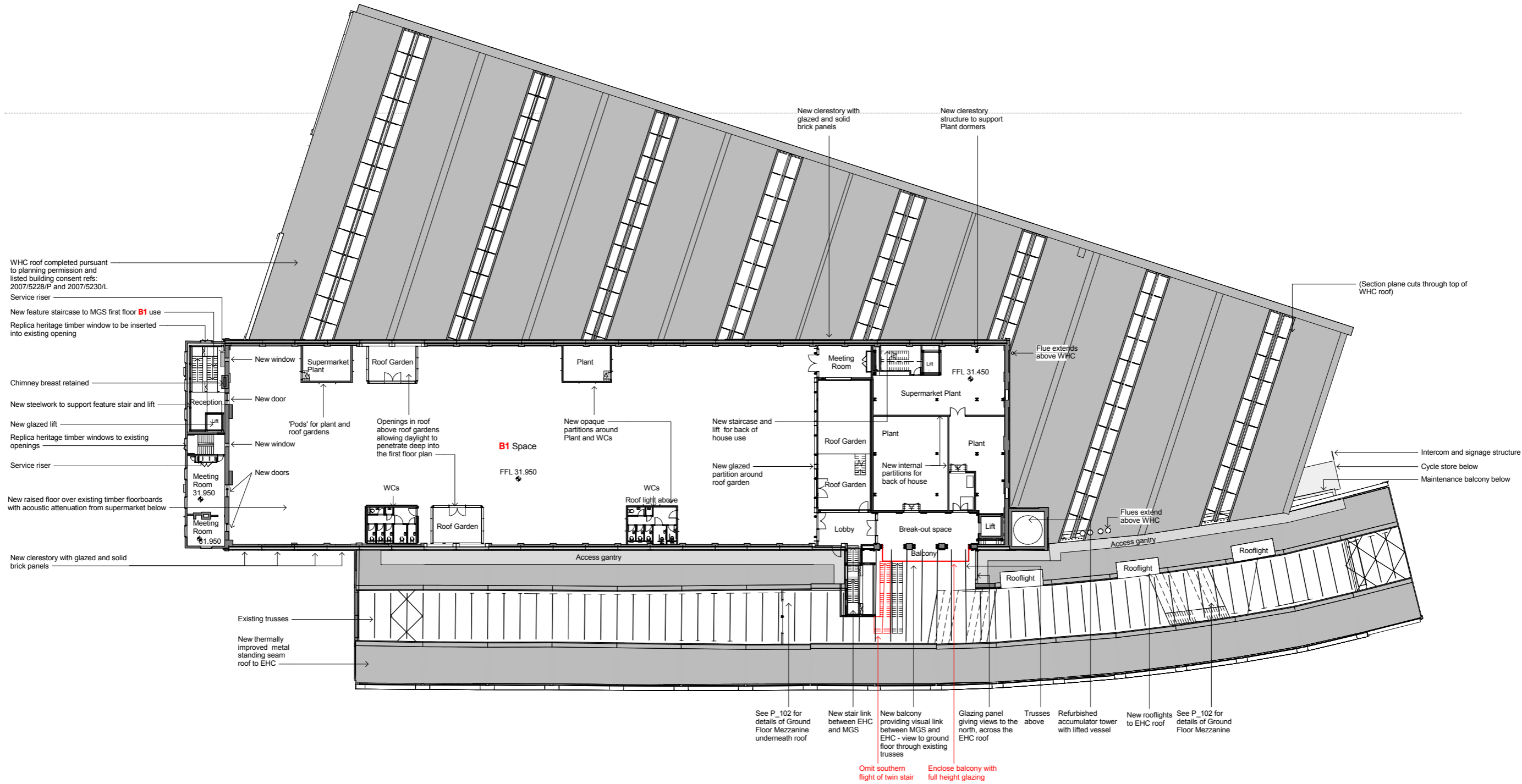
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Revision: **C**

Revision Date: **160801**

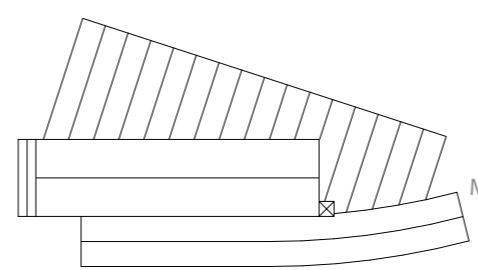
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Revisions	By	Chk	Revisions	By	Chk	Notes
V 140114 DRAFT	HL	EM				
A 140128 For Approval	AB	EM				
B 140204 For Approval	AB	EM				
C 160801 For Information	KC	EM				

By	Chk	Notes
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Project
Midland Goods Shed
 Argent

Drawing Title
 For Information
 First Floor Level
 Proposed

Drawing Number
 0613_P_103

Scale @ A3
 1 : 500

Scale @ A1
 1 : 250

Revision
 C

Revision Date
 160801

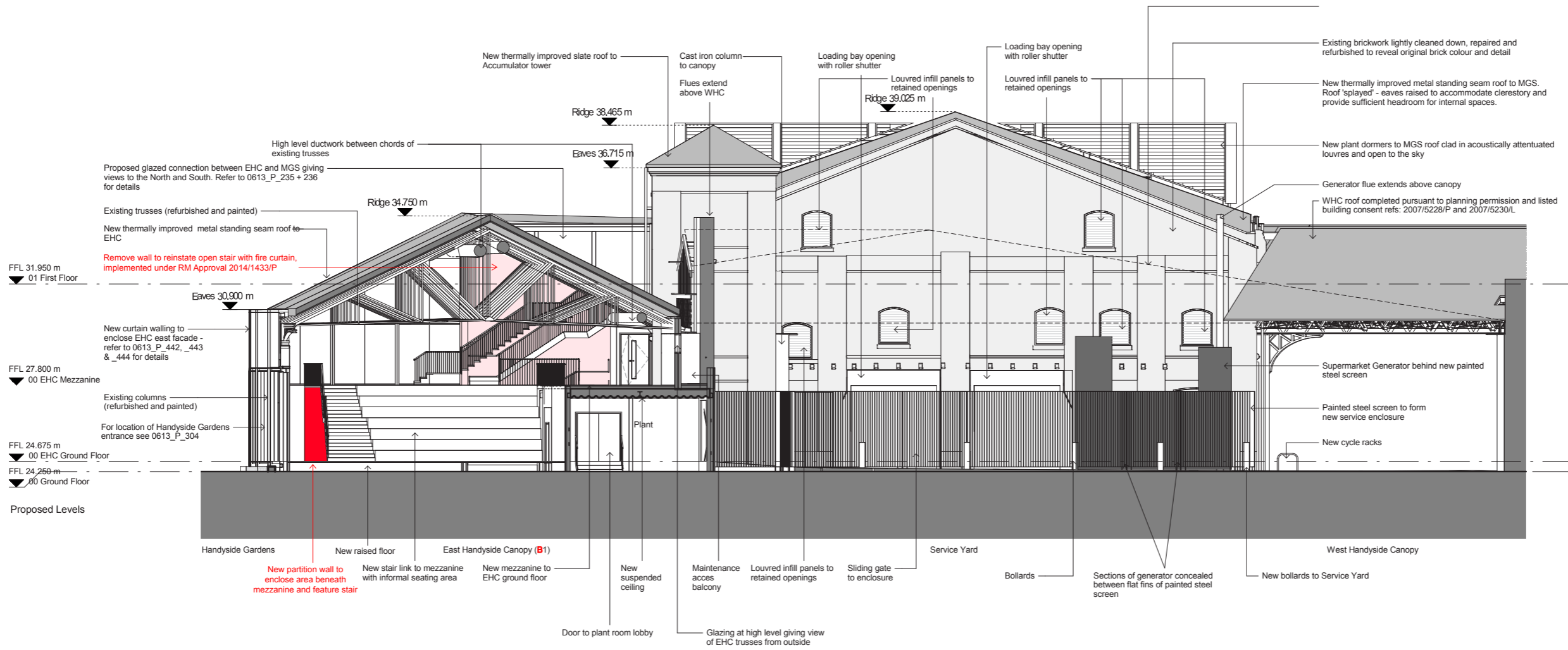
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Revision
 C

Revision Date
 160801

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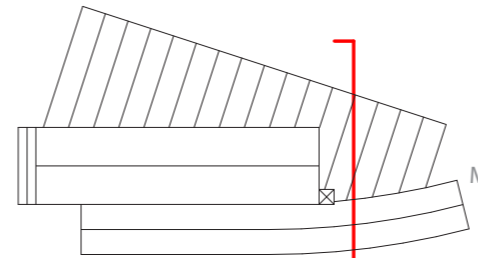
Midland Goods Shed 2.5 Handyside 12.5m Proposed
 Scale 1:250



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B 140204 For Approval	AB	EM				
C 160801 For Information	KC	EM				

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Project
Midland Goods Shed
 Argent

Drawing Title
 For Information
 Section BB looking South
 Canopies minor amendments submission statement

Drawing Number
 0613_P_212

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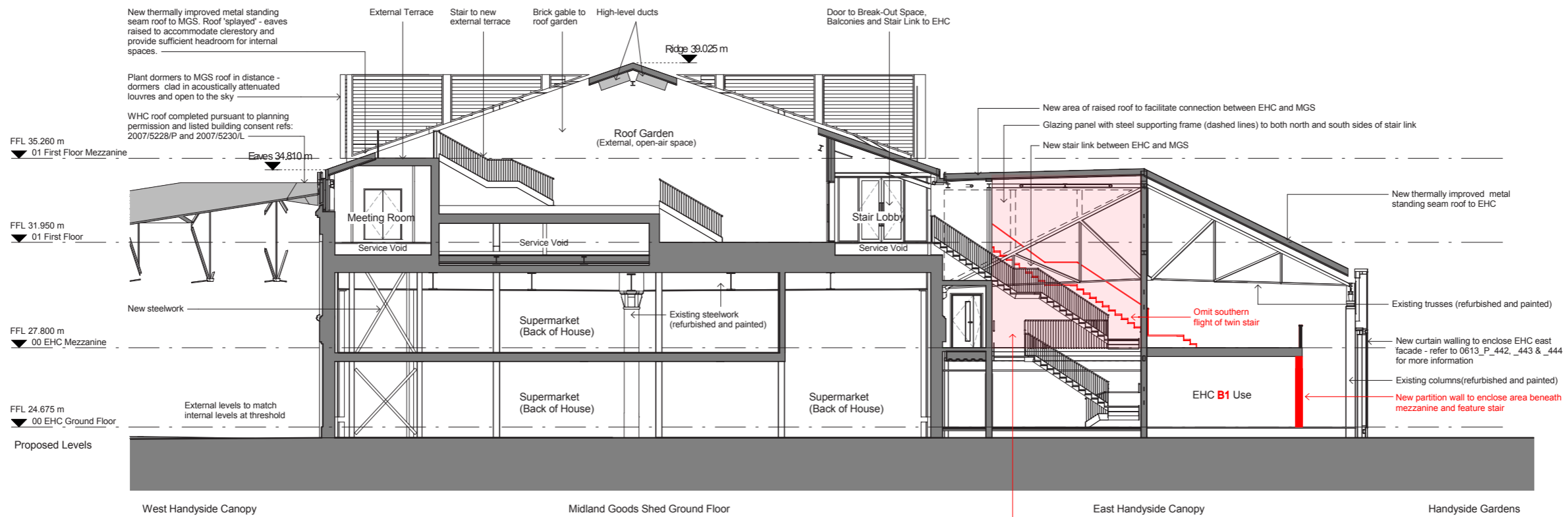
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Revision
 C

Revision Date
 160801

Project No. 0613

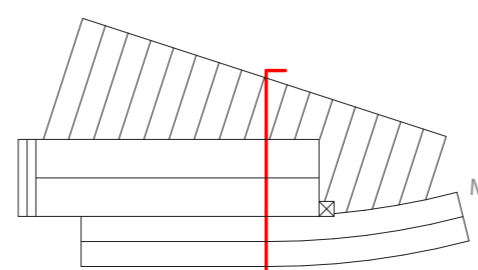
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Revisions	By	Chk	Revisions	By	Chk	Notes
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A 140114 DRAFT	HL	EM				
B 140128 For Approval	HL	EM				
C 140204 For Approval	AB	EM				
D 160801 For Information	KC	EM				

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Project: **Midland Goods Shed Argent**

Drawing Title: **Section II looking North Section through Roof Garden Proposed**

Drawing Number: **0613_P_235**

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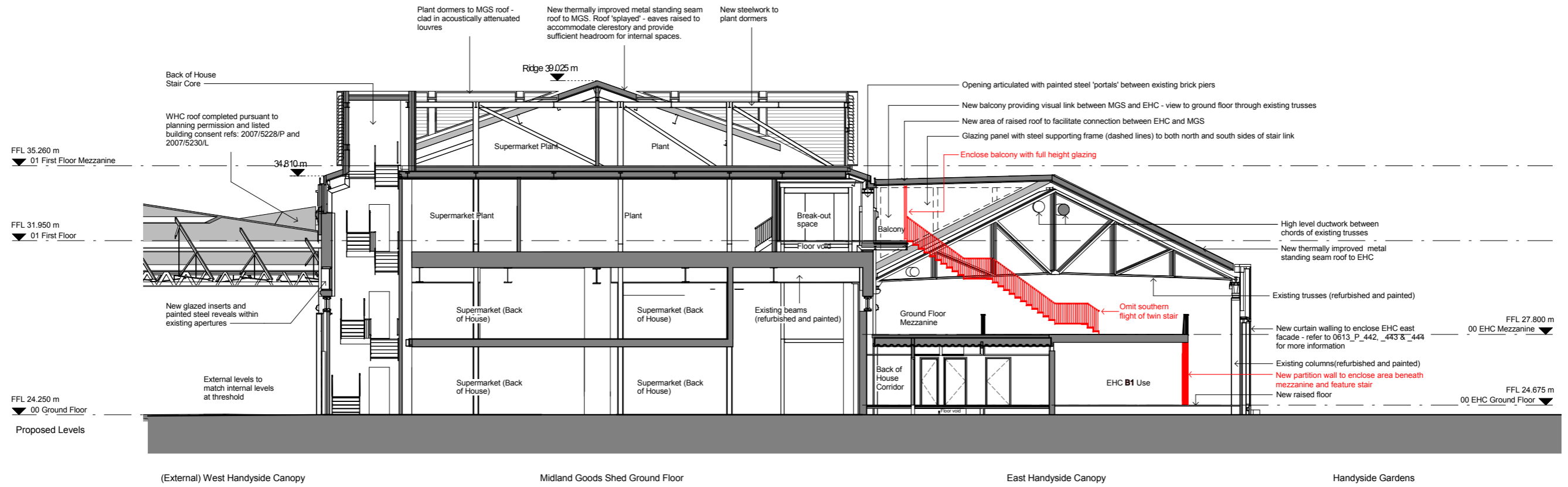
Revision: **D**

Revision Date: **160801**

Project No. 0613

Midland Goods Shed and Handyside Canopies submission statement

Scale 1:100



(External) West Handyside Canopy

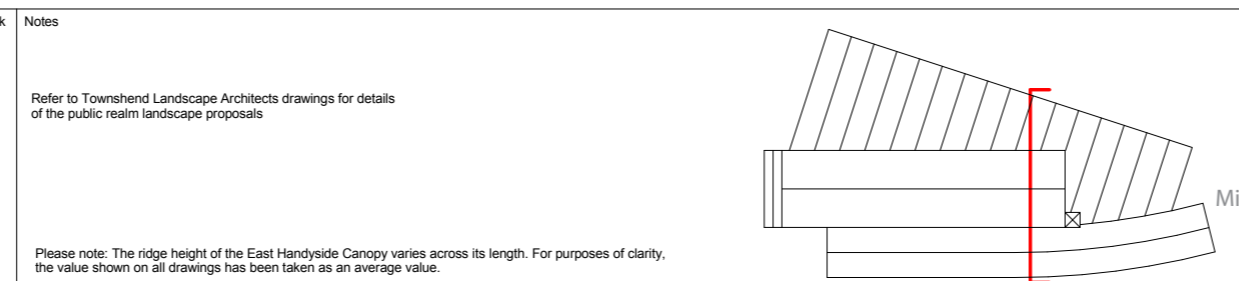
Midland Goods Shed Ground Floor

East Handyside Canopy

Handyside Gardens

Revisions	By	Chk	Revisions	By	Chk	Notes
1 131126 DRAFT	KC	EM				
A 140114 DRAFT	KC	EM				
B 140128 For Approval	HL	EM				
C 140204 For Approval	AB	EM				
D 160801 For Information	KC	EM				

By	Chk	Notes
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Project
Midland Goods Shed
 Argent

Drawing Title
 For Information
 Section JJ looking North
 Section through Balcony Link
 Proposed

Drawing Number
 0613_P_236

Scale @ A3
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Scale @ A1
 1 : 100

Revision
D

Revision Date
160801

Project No. 0613

YY MM DD

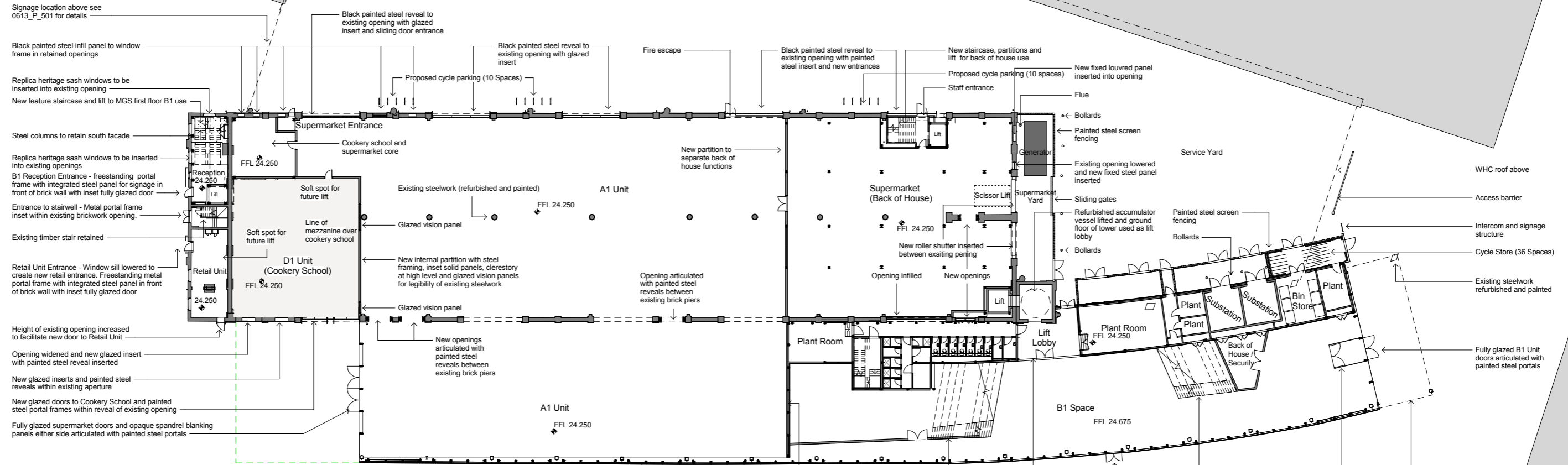
Drawings submitted for Approval

2.2

Granary Building and University of the Arts London

Regeneration House

Event space beneath West Handside Canopy



Regent's Canal

Handside Gardens

Art House

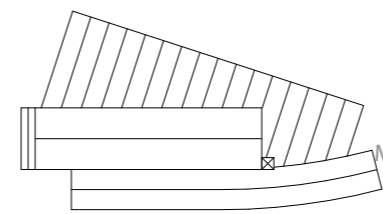
Site Q, Future Development

Revisions	By	Chk	Revisions	By	Chk	Notes
1 140114 DRAFT		HL	EM			
A 140128 For Approval		AB	EM			
B 140204 For Approval		AB	EM			
C 140416 For Approval		MH	EM			
D 160801 For Information		KC	EM			
E 160801 For Approval		KC	EM			

--- Extent of proposed outdoor seating area

Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals

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Project: **Midland Goods Shed**
 Argent

Drawing Title: **For Approval**
 Ground Floor Level
 Proposed

Drawing Number: **0613_P_101**

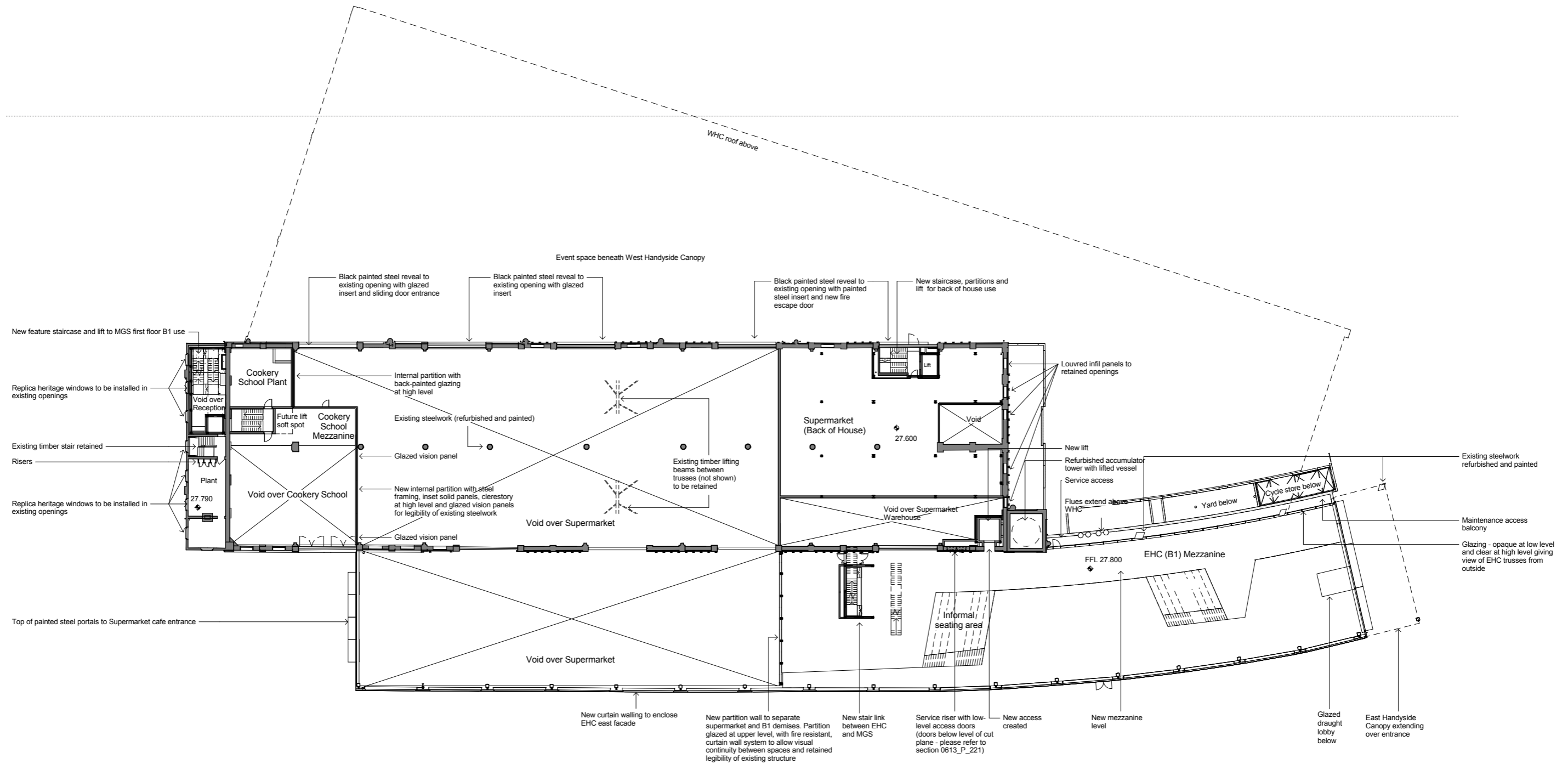
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Revision: **E**

Revision Date: **160801**

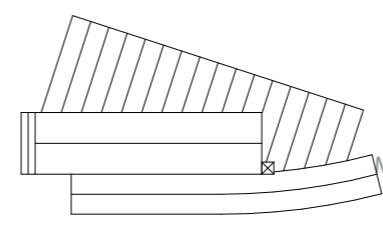
Project No. **0613**

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V 140114 DRAFT	HL	EM				
A 140128 For Approval	AB	EM				Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals
B 140204 For Approval	AB	EM				
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Project
Midland Goods Shed
 Argent

Drawing Title
 For Approval
 Ground Floor Mezzanine Level
 Proposed

Drawing Number
 0613_P_102

Scale @ A3
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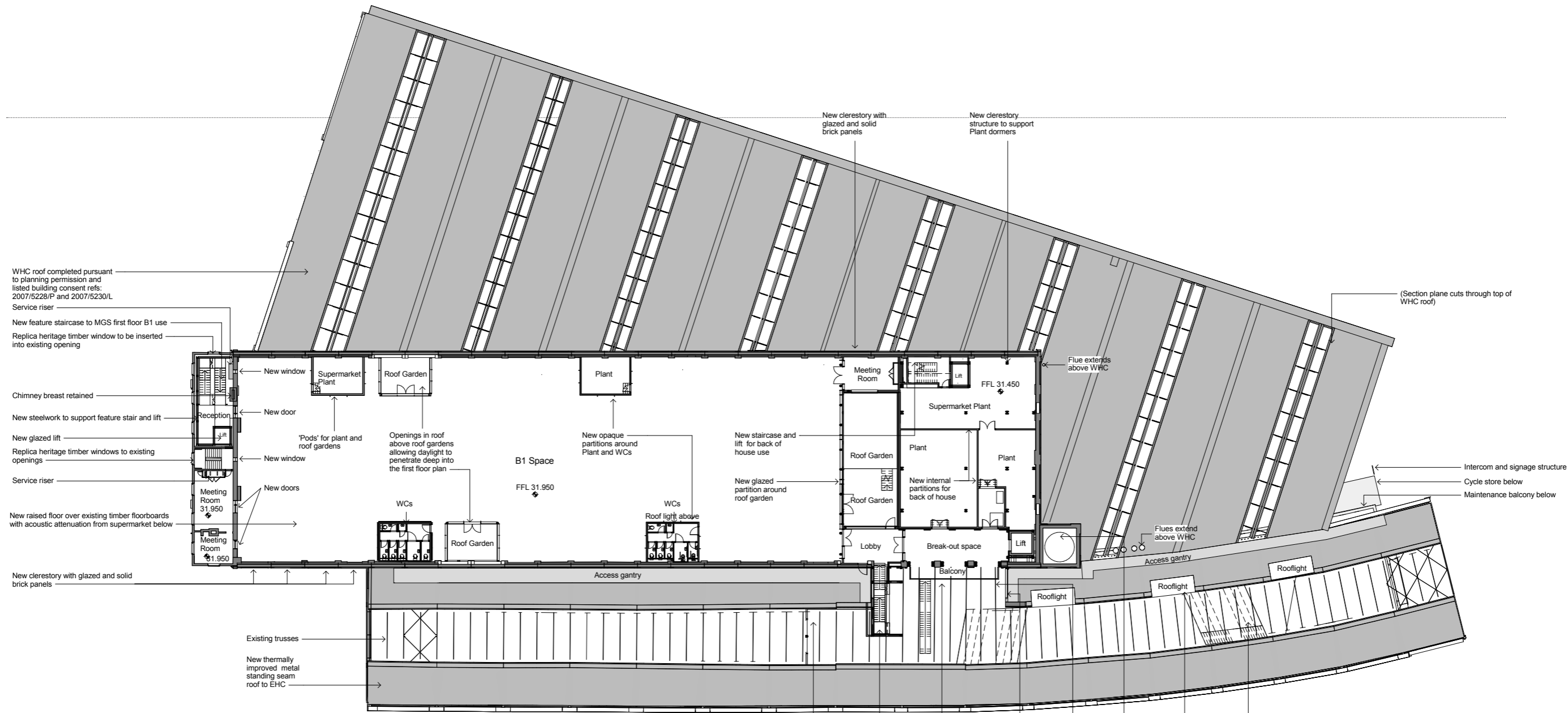
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Revision
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Revision Date
 160801

Project No. 0613

YY MM DD

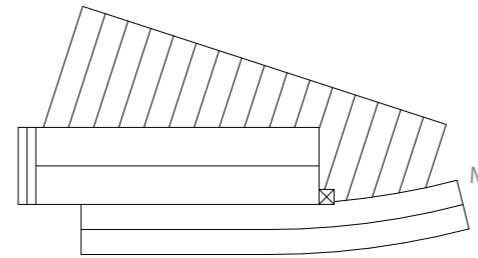


See P_102 for details of Ground Floor Mezzanine underneath roof
 New stair link between EHC and MGS
 New balcony providing visual link between MGS and EHC - view to ground floor through existing trusses
 Glazing panel giving views to the north, across the EHC roof
 Trusses above
 Refurbished accumulator tower with lifted vessel
 New rooflights to EHC roof
 See P_102 for details of Ground Floor Mezzanine

Revisions	By	Chk	Revisions	By	Chk	Notes
V 140114 DRAFT	HL	EM				
A 140128 For Approval	AB	EM				
B 140204 For Approval	AB	EM				
C 160801 For Information	KC	EM				
D 160801 For Approval	KC	EM				

Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals

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Project
Midland Goods Shed
 Argent

Drawing Title
 For Approval
 First Floor Level
 Proposed

Drawing Number
 0613_P_103

Scale @ A3
 1 : 500

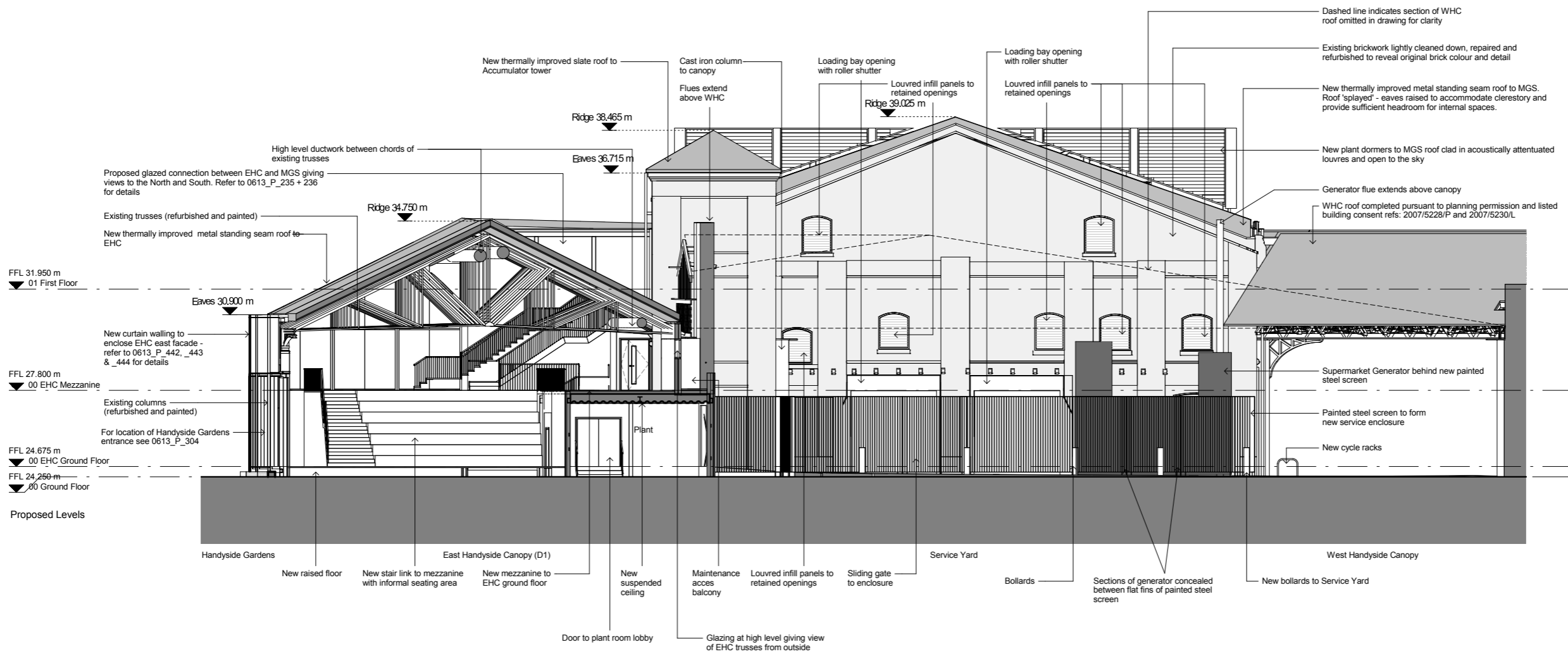
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Revision
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Revision Date
 160801

Project No. 0613

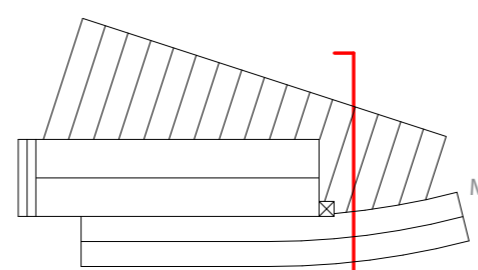
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B 140204 For Approval	AB	EM				
C 160801 For Information	KC	EM				
D 160801 For Approval	KC	EM				

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Project: **Midland Goods Shed Argent**

Drawing Title: **For Approval Section BB looking South**

Drawing Number: **0613_P_212**

Scale @ A3: 1:200 | Scale @ A1: 1:100

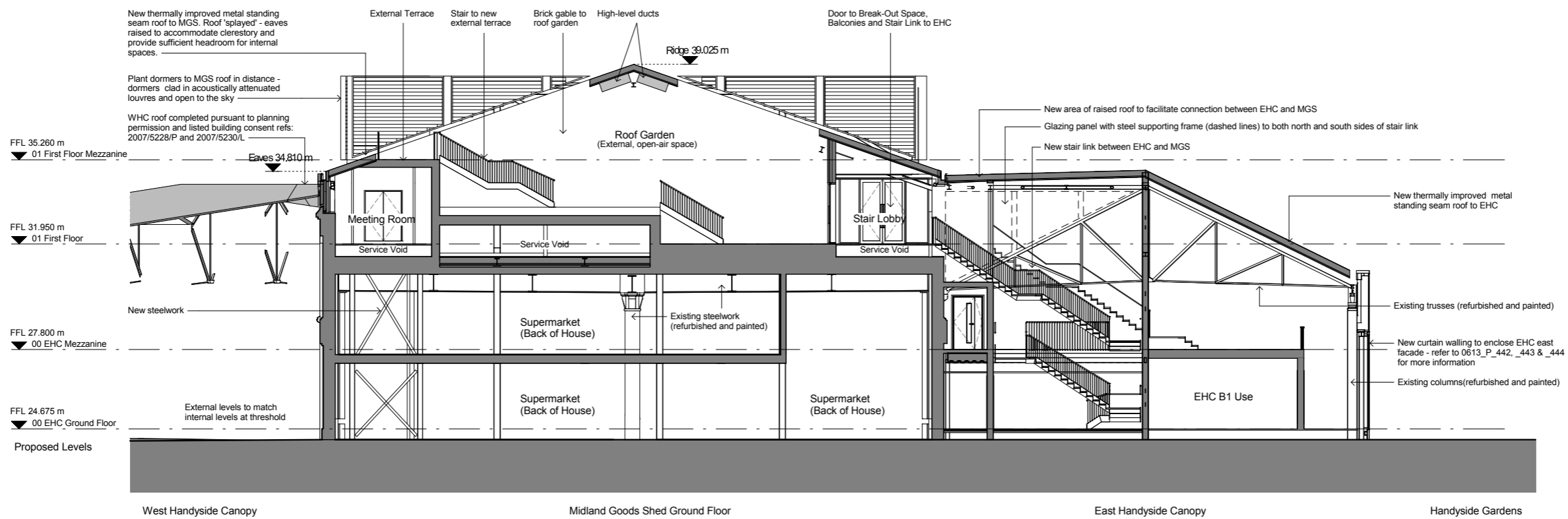
Revision: **D**

Revision Date: **160801**

Project No. **0613**

Midland Goods Shed and Handyside Canopies minor amendments submission statement

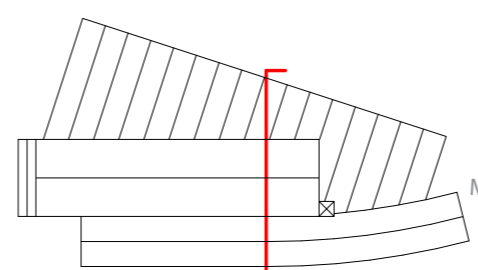
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B 140128 For Approval	HL	EM				
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Project: **Midland Goods Shed Argent**

Drawing Title: **Section II looking North Section through Roof Garden Proposed**

Drawing Number: **0613_P_235**

Scale @ A3: 1:200
 Scale @ A1: 1:100

Revision: **E**

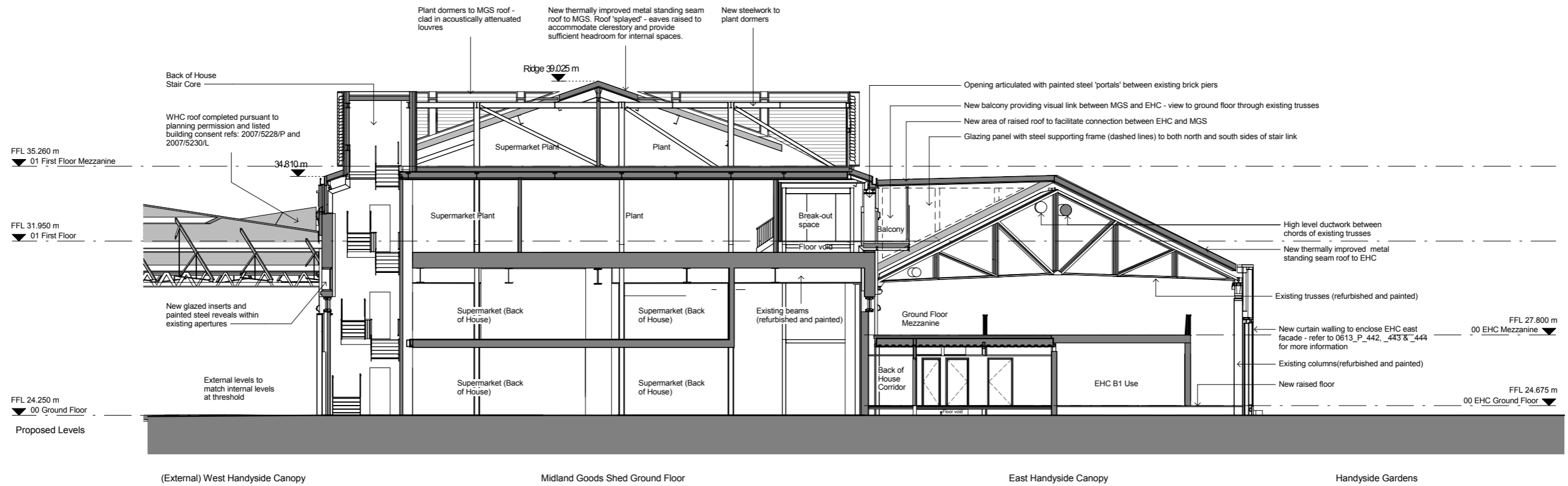
Revision Date: **160801**

Project No. **0613**

Midland Goods Shed and Handside Canopies submission statement

Scale 1:100

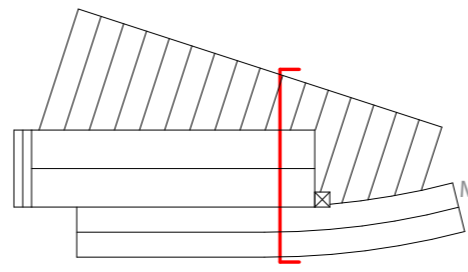
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Revisions	By	Chk	Revisions	By	Chk	Notes
1 131126 DRAFT	KC	EM				
A 140114 DRAFT	KC	EM				
B 140128 For Approval	HL	EM				
C 140204 For Approval	AB	EM				
D 160801 For Information	KC	EM				
E 160801 For Approval	KC	EM				

Refer to Townshend Landscape Architects drawings for details of the public realm landscape proposals

Please note: The ridge height of the East Handside Canopy varies across its length. For purposes of clarity, the value shown on all drawings has been taken as an average value.



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Project
Midland Goods Shed
 Argent

Drawing Title
 For Approval
 Section JJ looking North
 Section through Balcony Link
 Proposed

Drawing Number
 0613_P_236

Scale @ A3
 1:200

Project No. 0613

Revision
 E

Revision Date
 160801

YYMMDD

Midland Goods Shed and Handside Canopies submission statement
 Scale 1:100

3.0

Compliance Report

- 3.1 Condition 16 Urban Design Report
- 3.2 Condition 27 Floorplans
- 3.3 Conditions 33 and 34 Floorspace Permitted Site Wide and North of the Regent's Canal
- 3.4 Condition 35 Development to be Carried Out in Accordance with Permission - Uses Permitted
- 3.5 Condition 36 Development to be Carried Out in Accordance with Permission - Floorspace and Development Zones
- 3.6 Listed Building Consent Supporting Statement

3.1

Condition 16 - Urban Design Report

"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."

Proposed Amendments

The amendments proposed within this submission are considered to be minor in the overall scheme. As previously described, the originally envisaged tenant, the Guardian Newspaper is no longer occupying the space, and another tenant, New Day, are proposed to take the same space. The proposed amendments better facilitate the new tenant.

The works do not alter the concept or principles of the approved scheme, and all new works and fixings are attached to newly added aspects of the building, and as such, none of the proposals impact on the original or heritage fabric of the building.

Ground Floor Level

A new draught lobby is proposed at ground floor level, at the north gable entrance of the East Handyside Canopy. The lobby is small and glazed so as to be as unobtrusive as possible. The lobby is proposed to mitigate potential issues with climate control and external noise within the building. It is proposed to be connected to the portal framing of the glazed gable, installed under Reserved Matters approval 2014/1433/P and Listed Building Consent 2014/1436/L and will not impact on heritage or original fabric of the building.

The area beneath the large landing to the northern feature stair is proposed to be enclosed, to provide for a back of house/security room. It would be attached to the mezzanine, and would continue the line of the mezzanine, to maintain the long views within the building alongside the canopy.

The area beneath the southern mezzanine is also proposed to be enclosed to provide extra storage space.

Ground Floor Mezzanine Level

A wall that was added under separate planning permission for the Guardian fit out works, reference 2015/5021/P, is proposed to be removed again, which reinstates the original design as approved under 2014/1433/P. This does not constitute an amendment to the permission, but is included here and on the drawings, for completeness.

The second, southernmost, flight of a twin stair that was proposed within the open plan space of the mezzanine is proposed to be omitted, as it is not required by the tenant. This improves the legibility of the space and sightlines between the East Handyside Canopy and Midland Goods Shed.

First Floor

The balcony at first floor level is proposed to be enclosed with a glazed partition. This encloses the space and gives added versatility to the tenant.

The new proposed tenant would occupy the space in B1 use. The relevant conditions are addressed below, reflecting this use.

“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

The quantum of floorspace within the Midland Goods Shed and Handyside Canopies is as approved under Reserved Matters submission reference 2014/1433/P, and as such, does not change with this submission.

There is one change to condition 27 from that approved. The D1 floorspace proposed within that submission facilitated the operation of the proposed tenant the Guardian Newspaper as a ‘Living Newspaper’.

The Guardian newspaper will no longer occupy the space; and the tenant New Day are now proposed to occupy the space and operate under B1 use. The below table shows this amendment.

The substitute plans and drawings in Section 2 of this submission statement provide the revised floorplans, layout and access details required by Condition 27.

There are no changes to the access details, and only very minor changes to the internal layout and floorplans, to better facilitate this new tenant, as explained previously.

Section 2.1 comprises a set of drawings, submitted for information, that show the proposed amendments, while section 2.2 contains a revised set of drawings incorporating the proposed amendments, for approval.

Floor	Retail (A1-A4)	D1	B1	Total
Lower Ground	2,853	261	982	4,096
Ground Floor Mezzanine	470	73	623	1,166
First	34		1,899	1,933
First Floor Mezzanine	28		0	28
Total	3,385	334	3,504	7,223

Table 3: Midland Goods Shed and Handyside Canopies
Floorspace figures by floor (sqm, GEA)

3.3

Condition 33 and 34 - Floorspace Permitted Site Wide and North of the Regent's

Condition 33

"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."

Condition 34

"The maximum floorspace of buildings constructed and refurbished in accordance with condition 33 within the Development north of Regent's Canal shall not exceed 468,480 sqm gross external area and south of Regent's 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 33

The proposed floorspace for The Midland Goods Shed and Handyside Canopies is set out in response to Condition 27.

As explained previously, the quantum of floorspace within the Midland Goods Shed and Handyside Canopies does not change with this submission and remains as approved under Reserved Matters submission reference 2014/1433/P.

The table opposite shows that the total amount of floorspace approved and submitted to the London Borough of Camden for the King's Cross Central Development Site to date is 558,531sqm GEA. The site-wide figure of 713,090m2 prescribed by Condition 33 would therefore not be exceeded.

Response to Condition 34

In the same way as this submission demonstrates compliance with Condition 33 concerning the overall floorspace in King's Cross Central, the total cumulative figure to date to the north of Regent's Canal of 362,704sqm GEA, shows that the limit for the sub-area north of the Regent's Canal of 468,840m² has not been exceeded.

The above details are submitted for information, to enable the Council to monitor floor space figures throughout the development; they do not require approval.

Location	Total Floorspace (sqm)
North of the Regent's Canal	
Eastern Goods Yard	55,324
Building T1 (as amended, 2014)	30,616
Building R4	11,761
Building R5 North (as amended)	14,214
Building T6	16,292'
Building J	16,265
Building P1 (as amended 2013)	29,600
Regeneration House	1,002
Building T5	8,964
Fish and Coal Building/Eastern Wharf Road	2,405
Arches	
Gas Holder Triplets	18,327
Building R5 South (as amended 2015)	7,870
Building R1	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
Midlands Goods Shed and Handyside Canopies (as amended, 2016)	7,223
Sub-Total	362,704
South of the Regent's Canal	
Building B2 (as amended)	7,176
Building B4 (as amended)	17,071
Great Northern Hotel (as amended)	4,548
Building B3	20,382
Building E1	4,015
Zone A	85,837
German Gymnasium	1,225
Building B6	20,597
Building B1	43,080
Building B5	21,896
Sub-Total	225,827
Total	588,531

Table 3: KXC site-wide cumulative floorspace totals (GEA in sqm)

Condition 36 - Development to be Carried out in Accordance with Permission - Uses

“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 Regent’s 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

Table 4, below, shows that the proposed floorspaces for the uses within The Midland Goods Shed and Handyside Canopies, together with those that are approved or submitted for other areas to the north of the Regent’s Canal, would not exceed the maximum figures permitted for the relevant land uses that apply, as set out in Table 1 of the Outline Permission. These details enable the Council to monitor the position in terms of floorspace throughout the site; they are submitted for information and do

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	
Building R5 North (as amended)	669	13,545		599	599			
Building T6		15,973		319				
Building J		15,012		662			591	
Building P1 (as amended 2013)		24,411		114	5,075			
Regeneration House	1,002				330			
Building T5		8,717		247	247			
Fish and Coal/EWRA	1,442			963				
Gas Holder Triplets		17,305		1,022				
R5 (South)	351	7,519		351	351			
Building R1	8,780			387				
Building R3 and Zone R Gardens		6,410		276				
Coal Drops Yard				10,084				
Building R7 (as amended 2015)	17,459			352		803		
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	
Midland Goods Shed and Handyside Canopies	3,504			3,385	334			
Total	120,957	150,935	0	27,962	54,334	803	2,286 (EXCL MUGA)	12,914

Table 4: KXC floorspace north of the Regent’s Canal by land use (GEA)
The totals reflect the inclusion, in some cases, of alternative permitted uses in more than one land use category.

3.5

Condition 36 - Development to be Carried out in accordance with Permission - Floorspace and

“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

Annex B of the Outline Planning Permission refers to the maximum amount of floorspace that may be developed for specified uses within each Development Zone. In this case, Development Zones J, K and Q are combined in Annex B and a total combined maximum floorspace of 35,900 sqm GEA is permitted.

Table 5 opposite confirms that the total permitted floorspace for Development Zones K, J and Q, including the Midland Goods Shed and Handyside Canopies, comply with the maximum floorspace permitted in Annex B. Proposals for Development Zone Q will come forward in due course.

In terms of uses, the wording of Condition 36 includes flexibility for some adjustment between the zones, in terms of floorspace and uses, agreed with the Local Planning Authority, provided these are within the overall totals set by Conditions 33, 34 and 35.

The total B1, D1 and D2 floorspace brought forward to date complies with the maxima for zones J/K/Q within in Annex B.

The total residential floorspace of 15,012 sqm GEA was approved as part of the Reserved Matters approval for Building J (ref.2010/6688/P).

The exceedence in total permitted A1-A5 floorspace for Development Zones J/K/Q was approved under the mechanism included under Condition 36, under Reserved Matters Approval for the Midland Goods Shed and East Handyside Canopies, reference 2014/1433/P.

This information is provided for information, for the Council to monitor the position in terms of floorspace and does not require approval.

Location	B1	Residential (Sqm)	Maximum A1-A5 Use (Sqm)	Maximum D1 Use (Sqm)	Maximum D2 Use (Sqm)
<i>Building J</i>	0	15,012	662	0	591
<i>Regeneration House</i>	672	0	0	330	0
Midland Goods Shed and Handyside Canopies	3,504	0	3,385	334	0
Total	4,176	15,012	4,047	664	591
Totals for Zones J/K/Q as set out in Annex B of the Outline Planning Permission	18,300	14,500	650	10,750	5,750

Table 5: Maximum floorspace per use within Development Zones

Listed Building Consent Supporting Statement

Supporting Statement for Application for Listed Building Consent in association with a submission of minor amendments to works approved under Reserved Matters Approval 2014/1433/P.

A submission of Reserved Matters for *alterations and refurbishment works to provide a total of 3,385sqm of retail floorspace (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school; with associated public realm works, plant, refuse and cycle storage, and staff facilities* to the Grade II Listed Midlands Goods Shed and Handyside Canopies, was approved in 2014, with reference 2014/1433/P. Associated Listed Building Consent was also approved, for *Internal and external alterations and refurbishment works associated with creating retail (Class A1) and educational uses and a cookery school (Class D1) on the site*, with reference 2014/1436/L.

The works to the buildings were for the refurbishment of the Grade II Listed Buildings for their re use as a supermarket, cookery school, and a space within part of the East Handyside Canopy and the first floor of the Midland Goods Shed. This unit was envisaged at that time to be occupied by the Guardian Newspaper in D1 use as a 'Living Newspaper'. The proposed tenant has changed, however, and another tenant, New Day, is proposed to inhabit the space, in B1 office use. The works to the Building proposed within this submission comprise minor amendments to this unit within the building only, to facilitate the operation of the new tenant.

A set of annotated approved drawings show these changes, for information, and a replacement set of new drawings are enclosed for approval. The works are explained in detail in response to the relevant conditions of the Outline Planning

Permission in sections 3.1-3.5.

A Full Conservation Plan, along with a Listed Building Consent Supporting Statement were included with the Listed Building Consent submission, which examine the proposals against the refurbishment principles and parameters in Annex E of the Development Specification (2004) and Initial Conservation Plan (2004) which supported the original planning application, the Outline Planning Permission for King's Cross Central, with reference 2004/2307/P. These documents set out for approval the uses and specific works to facilitate those uses, and refurbishment parameters for the buildings. The Full Conservation Plan and Supporting Statement provide a full description of the significance of the fabric of the buildings and notable features, gives a detailed description of the works and the design objectives, and assesses these against the objectives and principles within Annex E of the Development Specification (2004) and the Initial Conservation Plan (2004), and also against relevant national and local planning policy.

The amendments proposed with this submission are fully in keeping with the objectives, parameters and assessments within the Full Conservation Plan (2014) and Listed Building Consent Supporting Statement (2014). It is considered that the impact of the proposed amendments is extremely minimal; all of the works proposed are very minor amendments to newly added aspects of the building, meaning there is no impact to the heritage or original fabric. Therefore it is considered that there is no impact to the assessment of the works as approved in these documents.

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