

Address:	Midland Goods Shed and Handyside Canopies Wharf Road York Way London N1C 4UZ		1
Application Number:	2016/4445/P	Officer: Kate Phillips	
Ward:	St Pancras & Somers Town		
Date Received:	05/08/2016		
Proposal: Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) for alterations and refurbishment works to provide a total of 3,385sqm of retail floorspace (Class A1), 3,504sqm of office space (Class B1) and 334sqm of space for a cookery school (Class D1); with associated public realm works, plant, refuse and cycle storage, and staff facilities. Matters addressed by this submission entail associated details in compliance with condition nos. 16, 27, 33, 34, 35, 36 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006).			
Background Papers, Supporting Documents and Drawing Numbers 0613_P_001 Rev A; 0613_P_002 Rev C; 0613_P_101 Rev E; 0613_P_102 Rev D; 0613_P_103 Rev D; 0613_P_212 Rev D; 0613_P_235 Rev E; 0613_P_236 Rev E; Submission Statement.			
RECOMMENDATION SUMMARY: Approve Reserved Matters subject to conditions			
Related application Date of Application:	Listed building consent 05/08/2016		
Application Number:	2016/4446/L	2	
Proposal: Internal and external alterations and refurbishment works associated with creating retail (Class A1), office use (Class B1a) and a cookery school (Class D1) on the site.			
Background Papers, Supporting Documents and Drawing Numbers As above.			
RECOMMENDATION SUMMARY: Grant conditional listed building consent			
Applicant:	Agent:		
Kings Cross Central General Partner Ltd 4 Stable Street London N1C 4AB	Argent LLP 4 Stable Street King's Cross London N1C 4AB		

ANALYSIS INFORMATION

Land Use Details:

	Use Class	Use Description	Floorspace
Existing	<i>A1 Shop</i>		<i>3,385sqm</i>
	<i>D1 Non-Residential Institution</i>		<i>334sqm</i>
	<i>No established use</i>		<i>3,504sqm</i>
Proposed	<i>A1 Shop</i>		<i>3,385sqm</i>
	<i>B1 Office</i>		<i>3,504sqm</i>
	<i>D1 Non-Residential Institution</i>		<i>334sqm</i>

OFFICERS' REPORT

Reason for Referral to Committee: Major development of over 1000sqm of non residential floor space.

EXECUTIVE SUMMARY

The implemented Outline permission for the Kings Cross Central master plan area (2004/2307/P) gained approval for matters relating to means of access, siting and landscaping. Although matters of detailed design and external appearance were both reserved for subsequent approval, the principles upon which the detailed development would come forward were well established within the Urban Design Statement, Revised Development Specification and Parameter Plan documents that were approved under the Outline permission. These principles include subdivision of the master plan site into a series of Development Zones (A-V) and sub-zone plots, fixing the type/quantum of land uses proposed within each Development Zone, and indicating building layouts, plot access points and scale parameters for the lower/upper limits for height, width and length of buildings within plots.

This Reserved Matters application is the second stage in a two stage planning application process for securing full permission for the development of Zone K. These Reserved Matters and Listed Building Consent applications follow earlier Reserved Matters and Listed Building Consent applications (references 2014/1433/P and 2014/1436/L), which sought permission to refurbish and convert the buildings into retail and educational facility uses. It is now proposed to use part of the space for office use (Class B1) instead of educational facility use (Class D1).

This report will demonstrate:

- How the proposed development is in full compliance with the Outline permission;
- How the matters of detailed design and external appearance are in line with the general parameters agreed under the Outline permission and local policies; and
- How the details submitted for approval of the relevant Outline conditions comply with local policies.

1. SITE

1.1. The Midlands Goods Shed (MGS) and offices (MGSO), East Handyside Canopy (EHC) and West Handyside Canopy (WHC) are located in Zone K of the King's Cross master plan area. They form part of the Grade II Listed Granary Complex which includes the Granary Building (Zone L, now operating as University of the Arts, London). Also in Zone K is Regeneration House, which abuts the southern end of the WHC.

1.2. The application site is to the north of the Regent's Canal, immediately east of the Granary Building, to the west of the Art House residential block of flats (formerly Zone J) and Handyside Gardens, and is immediately south of Handyside Street, which provides vehicular access to an existing servicing yard located north of the EHC.

- 1.3. The application site is within the Regent's Canal Conservation Area and is located close to the King's Cross Conservation Area, which lies to the south-west.
- 1.4. The MGS was built in 1850 by the Great Northern Railway (GNR) as a carriage shed which served the temporary passenger terminus under the EHC before the opening of King's Cross Station. In 1857 it was converted into a goods shed for the use of the Midland Railway and it is possible that the first floor was added circa 1870. Following the construction of King's Cross Station the EHC was used as a potato market and later provided cover for vehicles and loading for the MGS.
- 1.5. The outline consent for Development Zone K grants permission for mixed development including A1, B1, D1 and/or D2 use classes. As part of the outline consent initial Conservation Plans were provided for each of the listed buildings and structures to be retained and refurbished.
- 1.6. A Planning Brief was adopted on 14/01/2004 and this informed the grant of Outline planning permission (2004/2307/P). Under Core Strategy Policy CS1 the site forms part of the King's Cross Growth Area and is also covered by 'Site 1' within the Site Allocations Development Plan Document 2013.

2. THE PROPOSAL

- 2.1. These Reserved Matters and Listed Building Consent applications propose minor amendments to the MGS and EHC, as approved on 16/06/2014, under Reserved Matters reference 2014/1433/P and Listed Building Consent reference 2014/1436/L.
- 2.2. The aforementioned 2014 applications sought permission to refurbish and convert the buildings into retail and educational facility uses. The retail use (3,385sqm) would include a Waitrose supermarket and ancillary café (which has been implemented), and the educational facilities (total of 3,838sqm) would comprise a cookery school (334sqm) (implemented) and an educational events venue (3,504sqm), with ancillary hospitality function (not implemented).
- 2.3. These current applications seek to provide 3,385sqm of retail floor space (Class A1), 334sqm of floor space for the cookery school (Class D1) and 3,504sqm of office space (Class B1). This is in response to a change of proposed tenant (New Day) who wishes to operate under Class B1 use (office) rather than as Class D1 use (educational facility).
- 2.4. The proposed minor amendments do not alter the concept or principle of the approved scheme. The supermarket and cookery school elements of the earlier proposal remain unchanged. The form, massing, building height and arrangement of spaces within the building would also remain the same as that previously submitted and approved.
- 2.5. The proposed physical amendments to the buildings comprise the following:
 - A new glazed draught 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 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.

Approval of details

2.6 In addition to the reserved matters, the application also considers the details required by the relevant conditions attached to the Outline permission. The Compliance Report accompanying the application addresses the following relevant conditions:

16	Urban Design report
27	Floor plans
33	Floor space permitted
34	Floor space permitted (north/south of Regent's Canal)
35	Uses permitted by the scheme
36	Floor space and development zones

3. RELEVANT PLANNING HISTORY

2004/2307/P: Outline application for a 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 - **Outline permission granted subject to a Section 106 Legal Agreement 22/12/2006.**

2014/1433/P - Submission of Reserved Matters relating to Development Zone K (Grade II Listed Midland Goods Shed and Handyside Canopies) 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. Matters addressed by this submission entail associated details in compliance with condition nos. 6, 9, 10, 14, 16-23, 27-28, 31-36, 45-46, 48-49, 50A,51, 55-56, 60 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 (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006) - **Granted Subject to a Section 106 Legal Agreement 13/06/2014.**

2014/1436/L - 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 – **Granted 19/06/2014.**

2015/5021/P - Submission of Reserved Matters relating to amendments to Plot K1 and K3 (Grade II Listed Midland Goods Shed and Handyside Canopies) for replacement of 3 windows with louvres and one new louvre to the clerestory and installation of 6 condenser units to the western side of the roof in association with 2014/1433/P (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). Matters addressed by this submission entail associated details in compliance with condition nos. 9, 10, 14, 19-23, 28, 31-36, 46, 48-49, 50A, 51, 55-56, 60 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 (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006) – **Granted 24/11/2015.**

4. CONSULTATIONS

Statutory Consultees

Historic England

4.1. No objection.

Historic England (GLAAS)

4.2. No objection.

Transport for London

4.3. No objection, but query whether additional cycle parking is required as a result of the proposed change of use from D1 to B1.

London Borough of Islington

4.4. No comments to make.

London Underground

4.5. No comments to make.

Network Rail

4.6. No comments to make.

Thames Water

4.7. No comments received (consultation period ended 08/09/2016).

Environment Agency

4.8. No comments received (consultation period ended 08/09/2016).

Local Groups

Regent's Canal CAAC

4.9. No comments received (consultation period ended 08/09/2016).

King's Cross CAAC

4.10. No comments received (consultation period ended 08/09/2016).

London Travel Watch

4.11. No comments received (consultation period ended 08/09/2016).

King's Cross Development Forum

4.12. No comments received (consultation period ended 08/09/2016).

Adjoining Occupiers

<i>Number of letters sent</i>	<i>190</i>
<i>Total number of responses received</i>	<i>0</i>
<i>Number in support</i>	<i>0</i>
<i>Number of objections</i>	<i>0</i>

4.13. A site notice was displayed on 24/08/2016 (consultation end date 14/09/2016) and a notice was placed in the local press on 25/08/2016 (consultation end date 15/09/2016).

4.14. No letters have been received.

5. POLICIES

5.1. LDF Core Strategy and Development Policies

LDF Core Strategy

CS1 Distribution of growth

CS2 Growth areas

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

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

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

LDF Development Policies

DP1 Mixed use development

DP10 Helping and promoting small and independent shops

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP19 Managing the impact of parking

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

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

DP28 Noise and vibration

DP29 Improving access

DP30 Shopfronts

DP31 Provision of, and improvements to, open space, sport and recreation

DP32 Air quality and Camden's Clear Zone

5.2. Supplementary Planning Policies

Camden Planning Guidance (CPG)

CPG1 Design (2015)

CPG3 Sustainability (2015)

CPG5 Town centres, retail and employment (2013)
CPG6 Amenity (2011)
CPG7 Transport (2011)
CPG8 Planning obligations (2015)

5.3. Regent's Canal Conservation Area Appraisal and Management Strategy (2008)

6. ASSESSMENT

6.1. The Executive Summary, at the beginning of this report, explains how this Reserved Matters application must be assessed.

6.2. The principal considerations material to the determination of this application are summarised as follows:

- The principle of development / land use (compliance with the Outline permission)
- Urban design and heritage assets
- Transport considerations

The principle of development / land use (compliance with the Outline permission)

6.3. The implemented Outline permission for the Kings Cross Central master plan area (reference 2004/2307/P) gained approval for matters relating to means of access, siting and landscaping. Although matters of detailed design and external appearance were both reserved for subsequent approval, the principles upon which the detailed development would come forward were well established within the Urban Design Statement, Revised Development Specification and Parameter Plan documents that were approved under the Outline permission. These principles include subdivision of the master plan site into a series of Development Zones (A-V) and sub-zone plots, fixing the type/quantum of land uses proposed within each Development Zone, and indicating building layouts, plot access points and scale parameters for the lower/upper limits for height, width and length of buildings within plots.

6.4. This Reserved Matters application is the second stage in a two stage planning application process for securing full permission for the development of Zone K. As already noted, permission was previously granted in 2014 to refurbish and convert the buildings into retail and educational facility uses and the development was implemented in as much as Waitrose and the cookery school are currently occupying the buildings. However, not all of the educational facility uses commenced and this application seeks to change the proposed use of part of the building from educational use (Class D1) to office use (Class B1) to allow the new proposed tenant, New Day, to occupy the building.

6.5. This section of the report will consider the compliance with the Outline conditions insofar as they are relevant to Development Zone K and the wider northern section of the King's Cross Central site. The applicant has provided a detailed commentary addressing each relevant outline condition, in the form of a Compliance Report.

Condition 16 – Urban Design report

- 6.6. Condition 16 of the Outline permission requires relevant applications for approval of Reserved Matters relating to the design of new buildings and to the landscaping of the public realm to 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.
- 6.7. The Compliance Report submitted with these applications notes that the amendments proposed within this submission are relatively minor in the overall scheme. It is now envisaged that a different tenant will occupy the building, operating under Class B1 (office) rather than Class D1 (educational facility), hence the proposed changes.
- 6.8. The proposed 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 therefore do not impact on original or historic fabric.
- 6.9. At ground level, a new draught lobby is proposed, at the north gable entrance of the EHC. The proposed lobby would be small and glazed, so as to be as unobtrusive as possible. It would serve to mitigate potential problems 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 original or historic fabric of the building.
- 6.10. 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.
- 6.11. The area beneath the southern mezzanine is also proposed to be enclosed to provide extra storage space.
- 6.12. At the ground floor mezzanine level, a wall that was added under separate planning permission for the previous proposed tenant (reference 2015/5021/P) is proposed to be removed again, to reinstate the original design as approved under 2014/1433/P.
- 6.13. 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 new proposed tenant. This would improve the legibility of the space and sightlines between EHC and MGS.
- 6.14. At first floor level, the balcony is proposed to be enclosed with a glazed partition. This encloses the space and would give added versatility to the new proposed tenant.

Condition 27 – Floor plans

- 6.15. Condition 27 of the Outline permission requires details and particulars, including floor space figures, floor plans and layouts of the uses and the vehicles and other servicing and access, including provision for any coach access and parking to be

accommodated in built and refurbished accommodation, to be submitted to and approved in writing by the local planning authority.

6.16. The quantum of floor space within the MGS and HC is as approved under Reserved Matters submission reference 2014/1433/P, and does not change within the submission.

6.17. There is one change to condition 27 from that approved previously. As noted, the proposed tenant has changed and it is envisaged that they will occupy the building operating under Class B1 (office) rather than as an educational facility (Class D1). The following table, taken from the Compliance Report, illustrates the amendment:

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

6.18. There are no changes to the access details, and only minor changes to the internal layout and floor plans, to facilitate the proposed new tenant. Revised drawings have been submitted to incorporate the proposed amendments for approval.

Conditions 33 and 34 – Floor space permitted

6.19. Condition 33 of the Outline permission restricts the total amount of floor space to be constructed and used pursuant to the Outline permission. Condition 34 sets out detailed restrictions relating to the areas to the north and south of the Regent’s Canal.

6.20. The proposed floor space for the MGS and HC is set out in response to Condition 27 (see above). The quantum of floor space within the MGS and HC does not change. A table within the Compliance Report (see below) illustrates the total amount of floor space approved and submitted to the Council for the King’s Cross Central Development Site to date. The total amount of floor space approved and submitted to the Council to date is 558,531sqm GEA. The site-wide figure of 713,090sqm prescribed by Condition 33 would therefore not be exceeded.

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 ¹
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 Arches	2,405
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
<i>Building B6</i>	<i>20,597</i>
Building B1	43,080
Building B5	21,896
Sub-Total	225,827
Total	588,531

6.21. With regards to Condition 34, the total cumulative figure to date for the north of the Regent's Canal is 362,704sqm, which means the limit for the sub-area north of the Regent's Canal of 468,840sqm would not be exceeded.

Condition 35 - Uses permitted by the scheme

6.22. Condition 35 of the Outline permission sets out the uses for which permission is granted. They include A1, A2, A3, A4, A5, B1, C2, C3, D1, D2, cinema use(s), multi-storey car-park and other miscellaneous uses including public bicycle interchange/storage facilities, substations, transformers, waste storage and recycling facilities, gas governor.

6.23. A table within the Compliance Report (see below) illustrates that the proposed floor spaces for the uses within the MGS and HC, 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.

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.

Condition 36 – Floor space and development zones

6.24. Condition 36 of the Outline permission requires that, unless otherwise agreed in writing with the local planning authority, the new and refurbished floor space constructed as part of the approved development should be distributed between the Development Zones in accordance with the maximum floor space allocations in Annex B attached to the Outline permission. Development Zones K, J and Q are combined in Annex B and a total combined maximum floor space of 35,900sqm GEA is permitted.

6.25. A table within the Compliance Report (see below) confirms that the total permitted floor space for Development Zones K, J and Q, including the MGS and HC, complies with the maximum floor space permitted in Annex B attached to the Outline permission.

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

6.26. The wording in Condition 36 allows flexibility for some adjustment between the zones, in terms of floor space and uses, provided that they are within the overall totals set by Conditions 33, 34 and 35. The total B1, D1 and D2 floor space brought forward to date complies with the maxima for zones K, J and Q within Annex B attached to the Outline permission.

Urban design / heritage assets

6.27. The application site is within the Regent's Canal Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

6.28. The Midlands Goods Shed (MGS) and offices (MGSO), East Handyside Canopy (EHC) and West Handyside Canopy (WHC) form part of the Grade II Listed Granary Complex. The Council has a statutory duty to have special regard to the desirability of preserving a listed building(s) or its setting or any features of special architectural or historic interest which it possesses.

6.29. Reserved Matters and Listed Building Consent applications were submitted to and approved by the Council in 2014 (references 2014/1433/P and 2014/1436/L). Those particular applications sought permission to refurbish and convert the MGS and EHC buildings into retail and educational facility uses. These current Reserved Matters and Listed Building Consent applications propose minor amendments to the approved scheme, namely to allow a different proposed tenant (New Day) to operate under Class B1 use (offices) instead of Class D1 use (educational facility).

- 6.30. The proposed minor amendments proposed as part of these applications do not alter the concept or principle of the approved scheme. The form, massing, building height and arrangement of spaces within the building would remain the same as that previously submitted and approved.
- 6.31. The proposed physical amendments to the buildings comprise the following:
- 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 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
- 6.32. The works to the building that have already taken place have enabled the re-use of part of the building as a supermarket, ancillary café, and cookery school. It was also envisaged that the Guardian newspaper would occupy part of the building as a 'Living Newspaper' (Class D1). However, circumstances have changed and it is now envisaged that New Day will occupy the building, operating under Class B1 (offices). The proposed physical changes to the buildings are as a result of this proposed change of tenant.
- 6.33. 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 (reference 2004/2307/P).
- 6.34. 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; give 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.
- 6.35. The supporting statement submitted with the current applications notes that 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); and it is suggested 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.

- 6.36. It is not considered that the principle of the change of use to provide Class B1 space would have an additional effect on the special interest of the listed building. This is provided that the intended openness and transparency lent by the new physical fabric can be maintained in the future.
- 6.37. The proposed introduction of a new glazed draft lobby to the northern entrance of the EHC at ground floor is considered to be acceptable, due to the fact it has been designed to avoid obscuring any further the views available into the building from the north side, particularly up into the roof structure. The new lobby would also maintain the sense of transparency in the building.
- 6.38. Similarly, the omission of one of the flights of stairs proposed to be inserted from the ground floor mezzanine level to the first floor, and the enclosure of the balcony at first floor level with full height glazing, will help to maintain important views within the building and aid with the appreciation of the listed building and views of its most significant architectural features. Furthermore, these changes would only affect modern fabric.
- 6.39. The creation of a new back of house area underneath the north mezzanine area at ground level acceptably adapts an existing intervention in the historic volume of the goods shed to provide additional accommodation. This measure would not affect historic fabric nor interfere with the appreciation of the special interest of the listed building, and so would cause no harm to the listed building. The same assessment can be made of the removal of a new wall to the link stair, implemented under a separate planning permission (reference 2015/5021/P).
- 6.40. As noted at the time of the previous Reserved Matters and Listed Building Consent applications, it is considered that the proposal brings the MGS and HC back into use in a high-quality and well-conceived scheme, which where possible, preserves the special interest of the listed building. The proposal is therefore considered to be acceptable in this respect.

Transport Considerations

Cycle parking

- 6.41. As noted, these Reserved Matters and Listed Building Consent applications propose minor amendments to the MGS and EHC, as approved on 16/06/2014, under Reserved Matters reference 2014/1433/P and Listed Building Consent reference 2014/1436/L, namely to provide a total of 3,385sqm of retail floor space (Class A1), 3,504sqm of office space (Class B1) and 334sqm of space for a cookery school (Class D1), as opposed to a total of 3,385sqm of retail floor space (Class A1) and 3,838sqm of educational uses (Class D1) inclusive of a cookery school.
- 6.42. Condition 51 of the Outline permission requires the development to be constructed in accordance with the cycle parking standards set out in Appendix 6, as referred to in Policy T3 of the Unitary Development Plan (2006). Policy DP18 and the standards set out in Appendix 2 of the Development Policies document now supersede the Unitary Development Plan.

6.43. For Class A1 and D1 uses, the Council's current cycle parking standards require 1 space per 250sqm or part thereof for staff and 1 space per 250sqm or part thereof for visitors, above a threshold of 500sqm. This equates to a requirement of 15 spaces for staff and 15 spaces for visitors.

6.44. For Class B1 uses, the standards require 1 space per 250sqm or part thereof for staff and a minimum of 2 spaces if any visitors are expected, plus any additional spaces needed to bring the total number up to 10% of the visitors likely to be present at any time. In this case, no details have been submitted relating to likely visitor levels, and therefore a minimum of 2 spaces should be provided for visitors, and the standards require 15 spaces for staff (i.e. a total of 17 spaces).

6.45. The submitted plans illustrate the following cycle parking provision:

- 10 spaces adjacent to the staff entrance to the supermarket back of house area (outside the building and suitable for visitors)
- 10 spaces to the front of the supermarket building (outside the building and suitable for visitors)
- 36 spaces in a dedicated Cycle Store at the north western part of the EHC, with access off Handyside Street (suitable for staff).

6.46. The proposed cycle parking provision exceeds the Council's current requirements, which is acceptable.

Other considerations

6.47. Policy DP29 seeks to promote fair access and to remove the barriers that prevent people from accessing facilities and opportunities. The policy expects all buildings and places to meet the highest practicable standards of access and inclusion.

6.48. The Council's Access Officer has noted that the proposed glazed draught lobby would need visible manifestations at two levels (850-1000mm and 1400-1600mm). Furthermore, the glass doors should be made apparent from the surrounding glazing and where the glass doors open outwards, guard railing should be installed so that the doors are not a collision hazard. The feature stairs would need handrails on both sides and all stairs (whether internal or external) would need protection from walking into the underside of the stairs by means of guard railing or similar. Also, each set of sanitary provision should include a unisex wheelchair accessible WC as well as a cubicle for ambulant disabled people.

6.49. A suitable Informative is suggested to remind the applicant of the Building Regulations requirements.

7. CONCLUSION

7.1. The proposal complies with all the parameters of the Outline permission. In terms of land use, office space (Class B1) within Zone K is considered to be appropriate and will complement the mix of uses in this part of the master plan site.

7.2. The detailed design and proposed physical changes to the building are considered to be of high-quality and well-conceived. As noted previously, the bringing back into use of the building will preserve the special interest of the listed building.

8. RECOMMENDATION

8.1. That members approve the Reserved Matters application for the Midland Goods Shed and Handyside canopies subject to the conditions attached and approve listed building consent.

9. LEGAL COMMENTS

9.1. Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): **Application Ref: 2016/4445/P**

1 The development hereby permitted shall be carried out in accordance with the following approved plans: 0613_P_001 Rev A; 0613_P_002 Rev C; 0613_P_101 Rev E; 0613_P_102 Rev D; 0613_P_103 Rev D; 0613_P_212 Rev D; 0613_P_235 Rev E; 0613_P_236 Rev E; Submission Statement.

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

Informative(s):

1 The following conditions on the outline permission (reference 2004/2307/P) relating to the relevant subject areas described in this reserved matters and approval of details application are now partially or wholly discharged: 16, 27, 33, 34, 35, 36. You are however reminded of the need to comply with all the ongoing requirements of the controlling conditions of the outline permission, and where relevant, the recommendations of the various method statements and reports which have been approved pursuant to conditions.

2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

Condition(s) and Reason(s): **Application Ref: 2016/4446/L**

1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

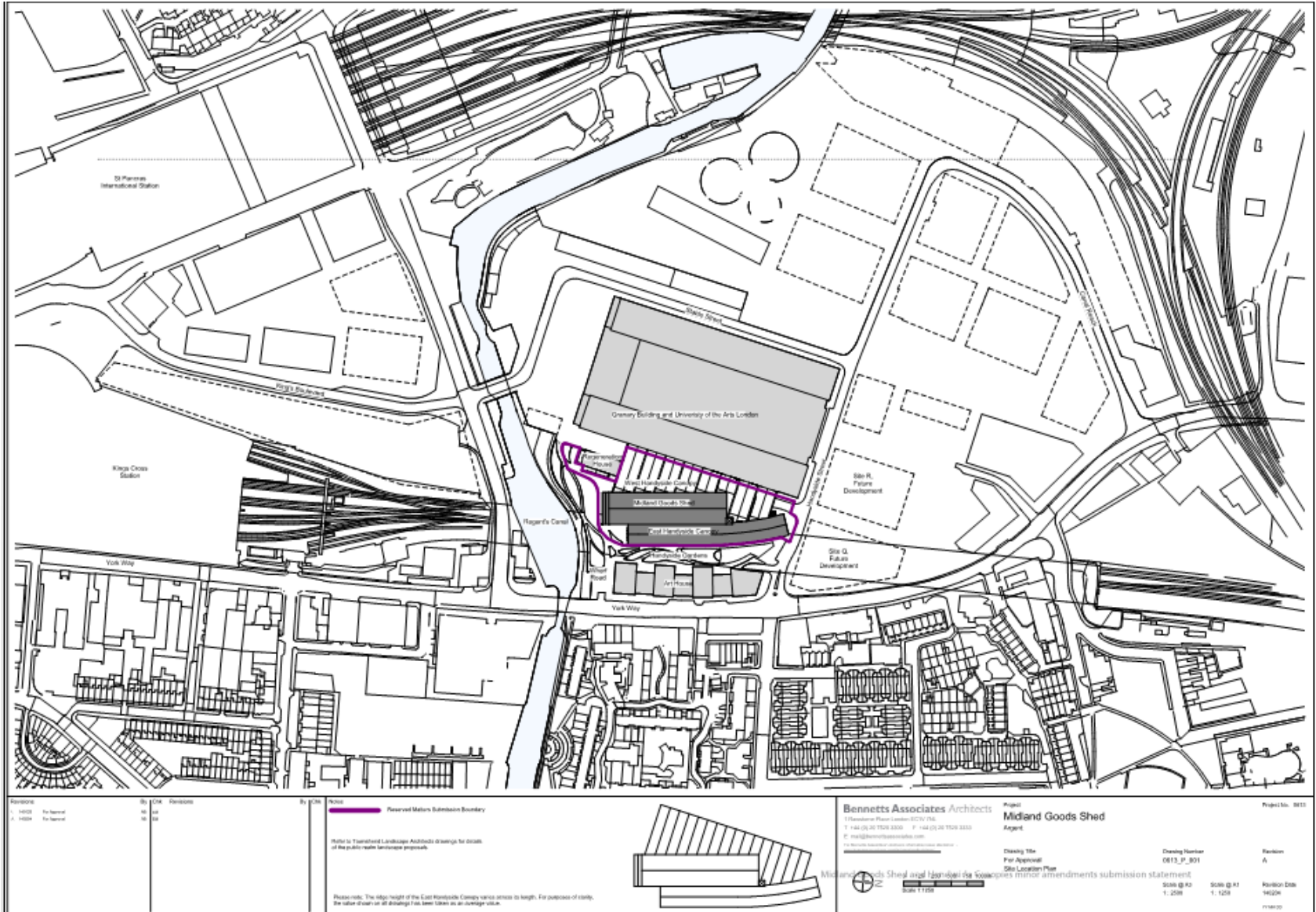
2 The development hereby permitted shall be carried out in accordance with the following approved plans: 0613_P_001 Rev A; 0613_P_002 Rev C; 0613_P_101 Rev E; 0613_P_102 Rev D; 0613_P_103 Rev D; 0613_P_212 Rev D; 0613_P_235 Rev E; 0613_P_236 Rev E; Submission Statement.

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

3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

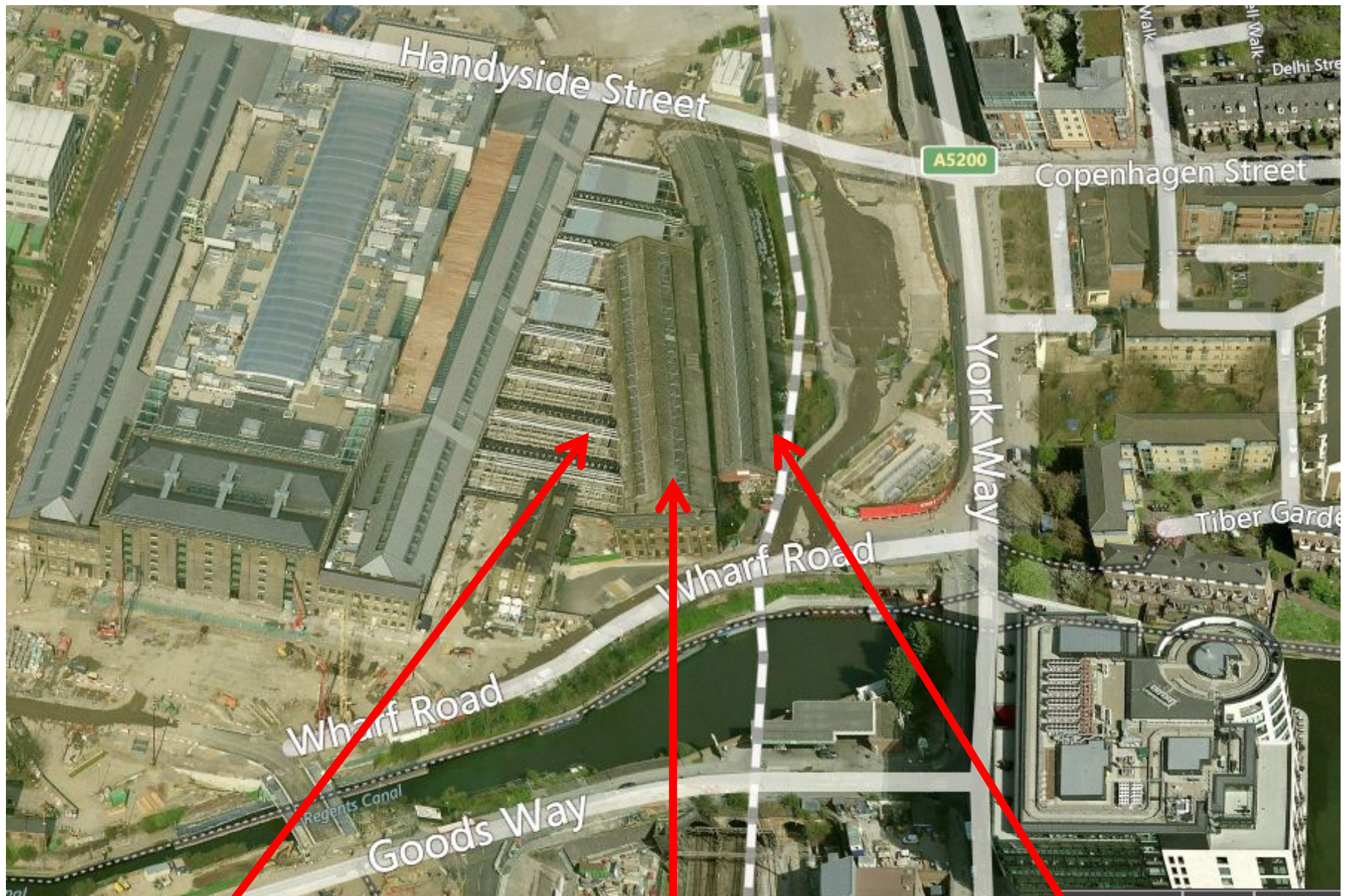
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Midlands Goods Shed and Handyside Canopies



Site Location Plan

Aerial View

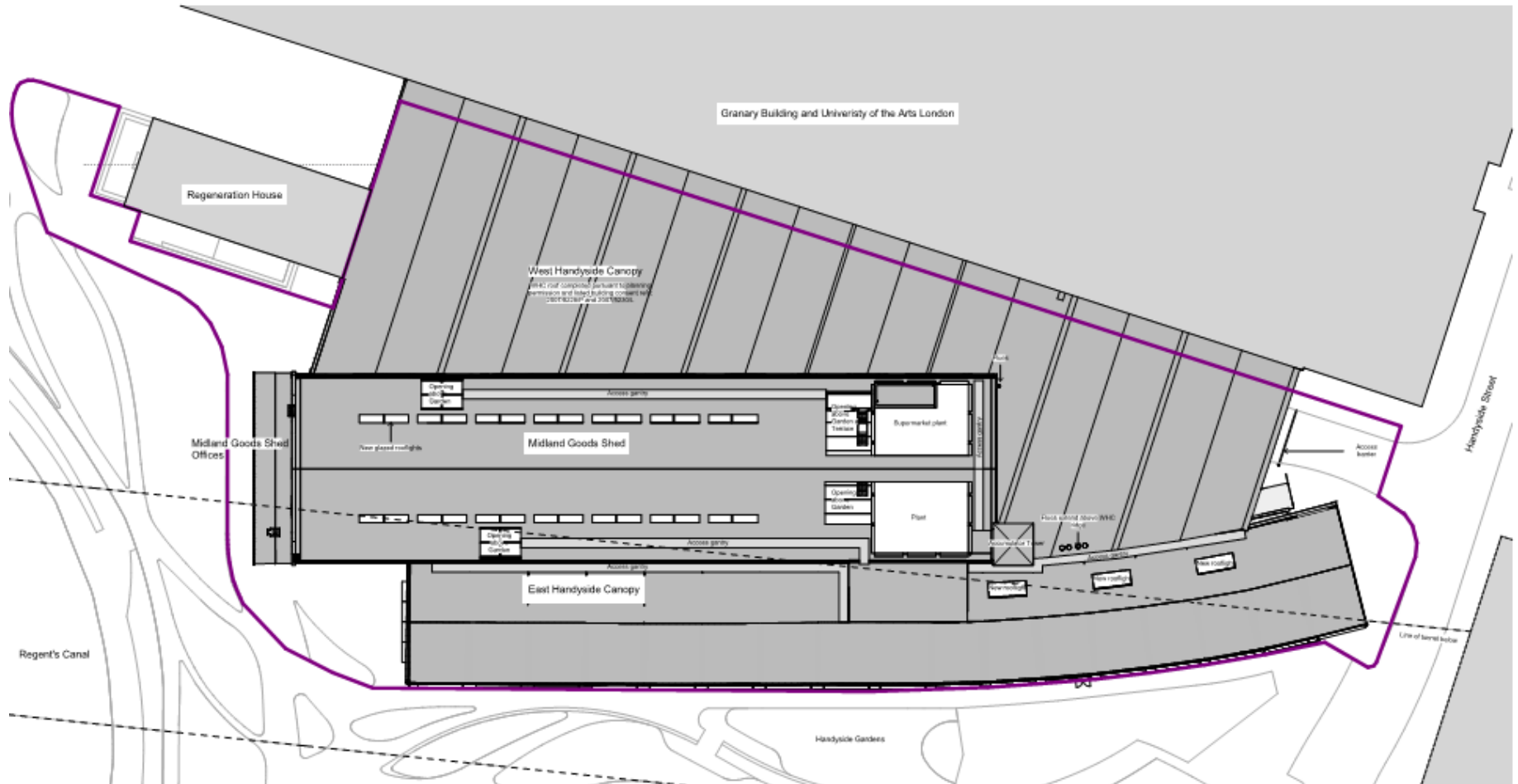


West Handyside Canopy

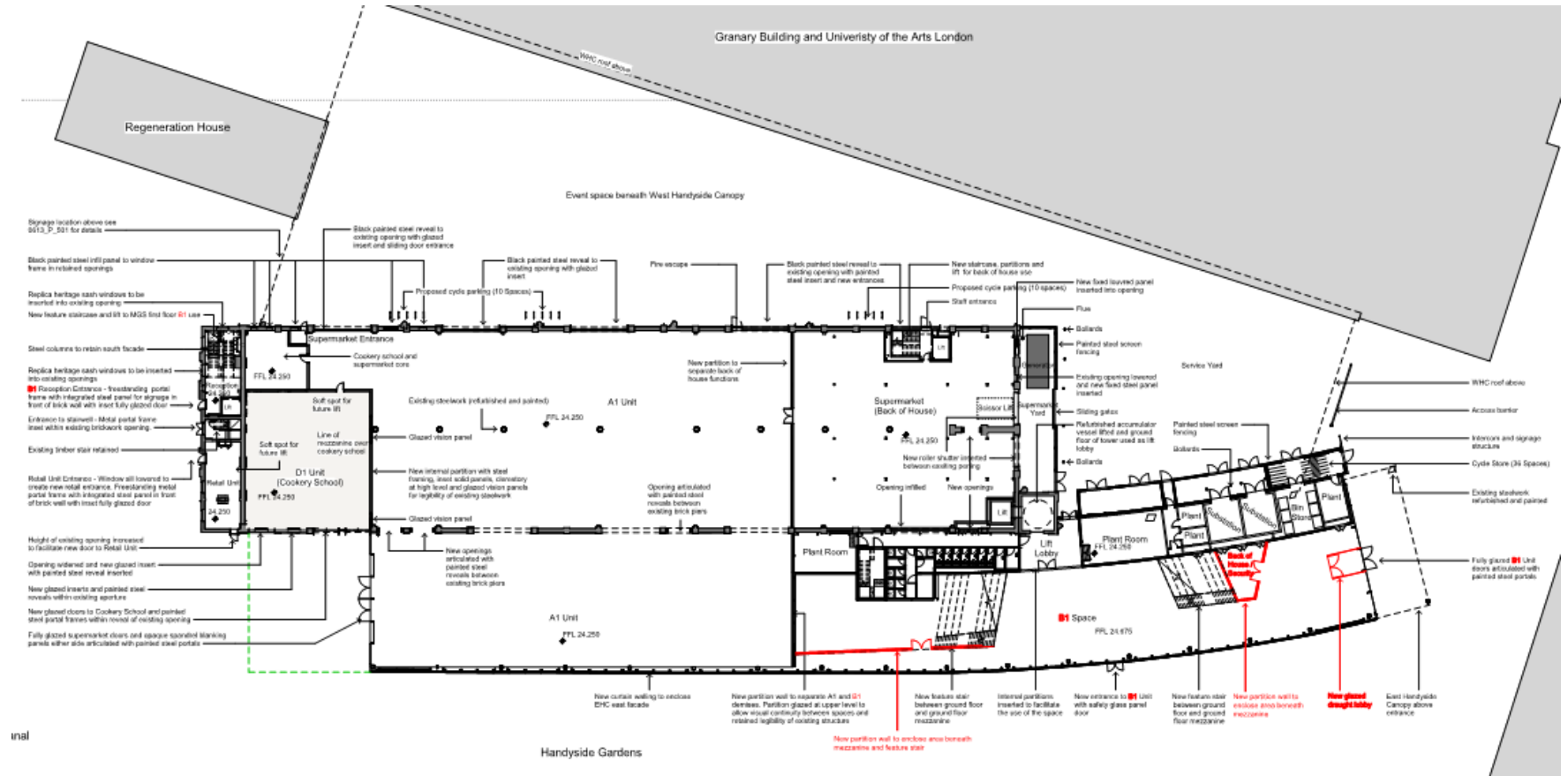
Midlands Goods Shed

East Handyside Canopy

Site Plan

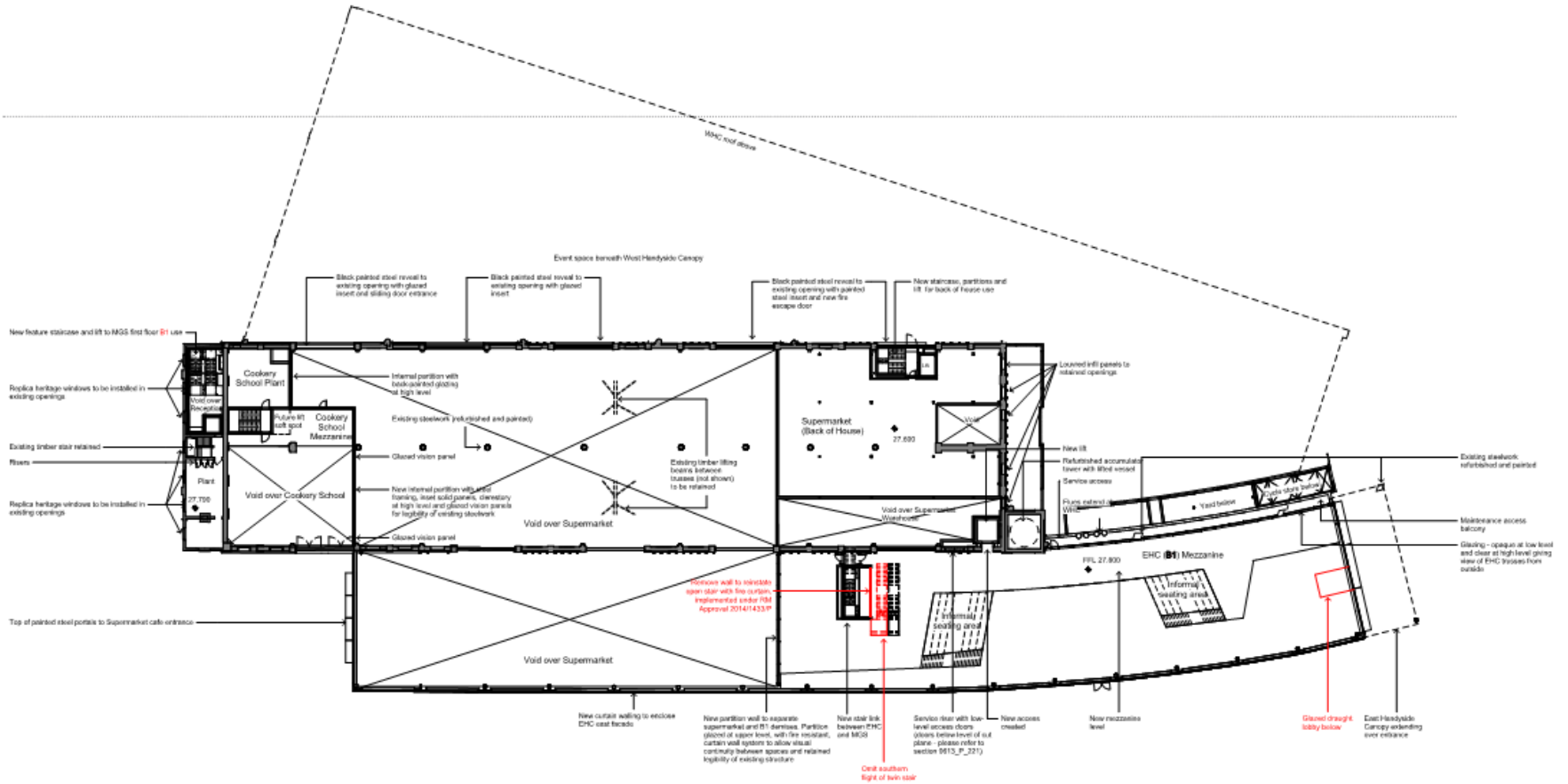


Proposed Ground Floor

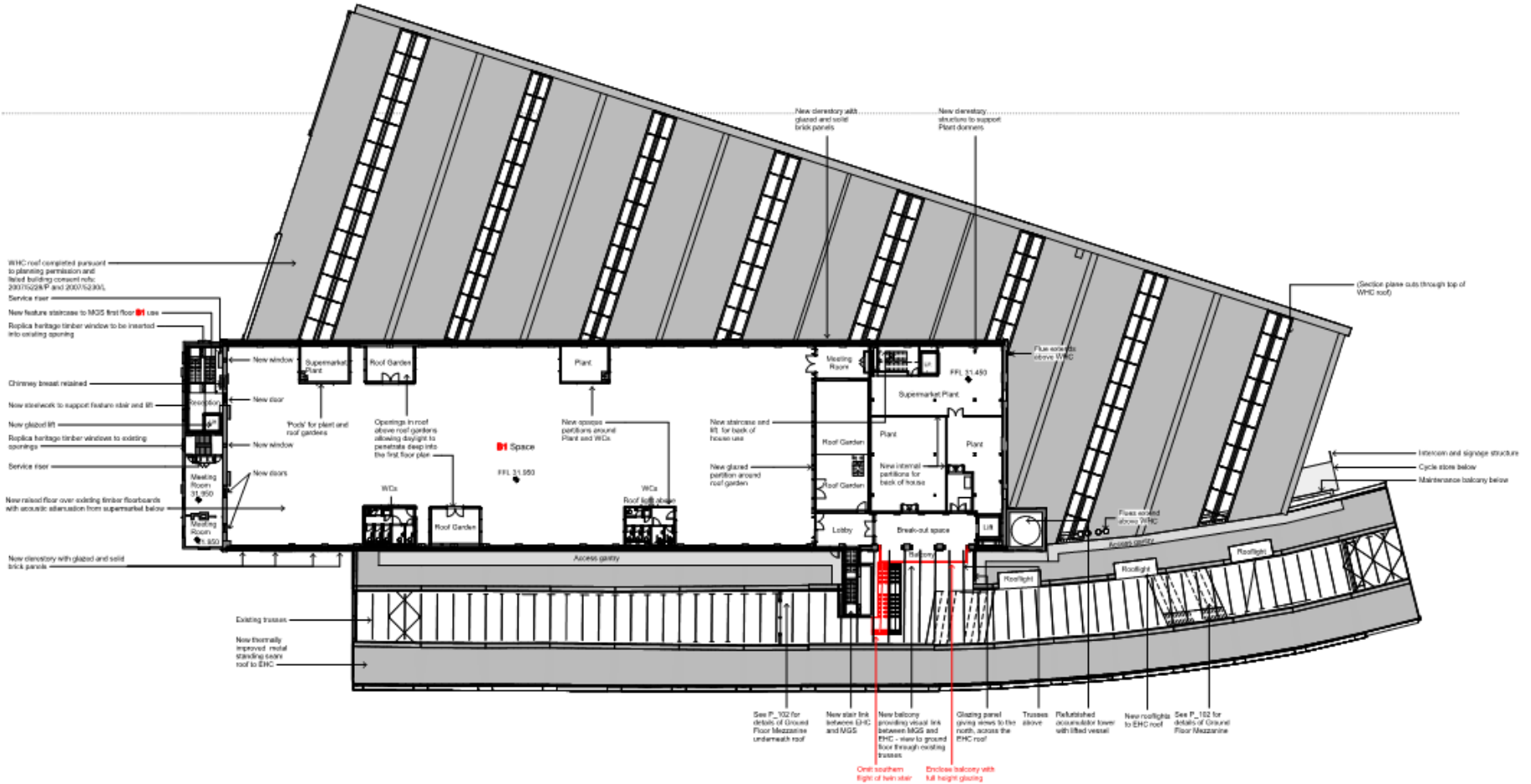


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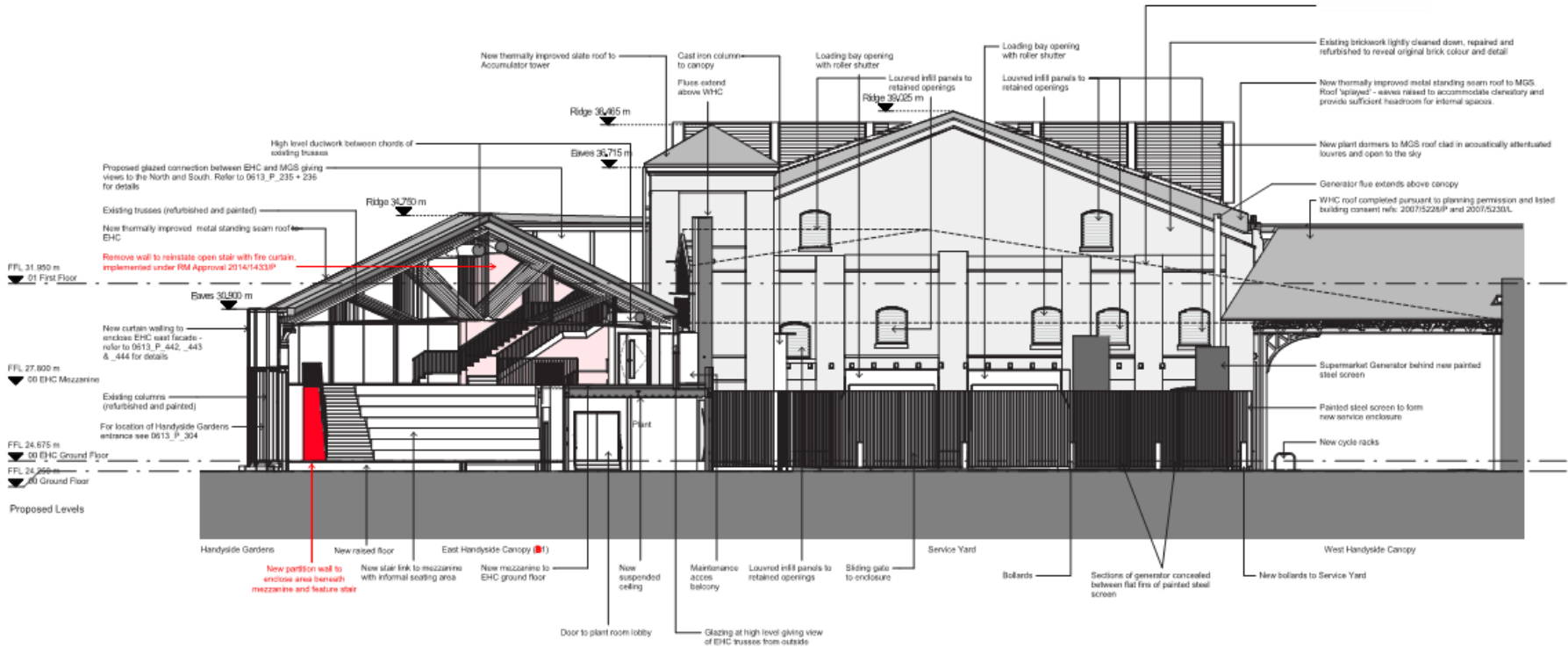
Proposed Mezzanine Level



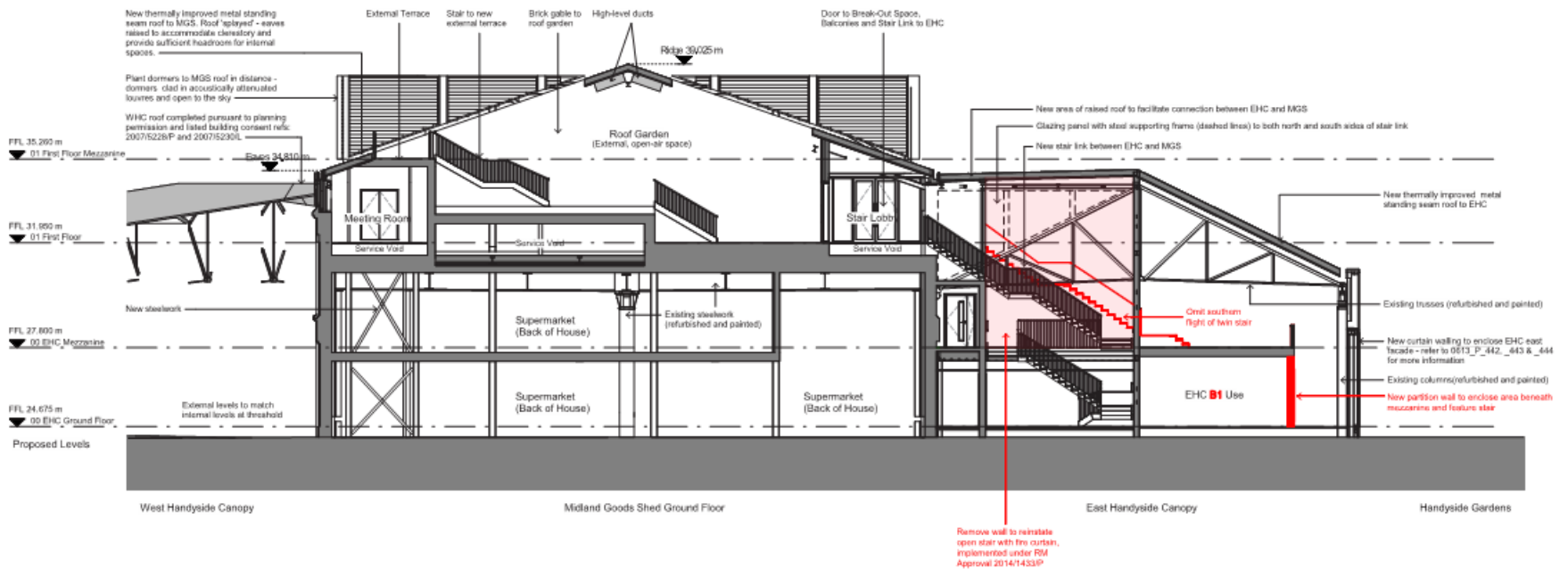
Proposed First Floor



Proposed Section looking South



Proposed Section looking North



Proposed Section looking North

