

Supplementary Information for Planning Committee

23rd April 2019

Agenda Item: 2
Application Number: 2019/5379/P
Address: Building S3, King's Cross Central, York Way, London,
N1C 4AB

1. Consultation responses and officer's response

Thames Water

- 1.1. The Officer's report notes that Thames Water have identified an inability of existing infrastructure to accommodate the needs of development and they have been unable to determine the waste water infrastructure needs of the development.
- 1.2. In response, the applicant has provided email correspondence to demonstrate that they have agreed site-wide connection points and peak discharge rates with Thames Water in relation to condition 45 of the outline planning permission which requires that the new drainage infrastructure within the overall site be designed to achieve a combined (storm and foul) peak discharge to the existing combined sewers of 2292 l/s or less.

TFL

- 1.3. The Officer's report notes that TFL have requested that long-stay cycle parking for the retail units is accommodated in the building so that users can access end of journey facilities. The report also notes that TFL would like to see more accessible cycle spaces.
- 1.4. The applicant has confirmed that it is not possible to provide long-stay cycle parking for the flexible use units in the main cycle storage facility, due to management issues; however, they have noted that there is additional provision elsewhere on the wider site that could be used for retail workers (e.g. at Coal Drops Yard).

- 1.5. The applicant has also confirmed that there is sufficient space in the on-site cycle storage facility to accommodate different types of cycle stands, including more accessible cycle spaces.

2. Planning conditions

- 2.1. Condition 5 requires the submission of details of the revised gas risk assessment referred to in the Earthworks and Remediation Plan (dated October 2009), and any necessary remediation measures required. The applicant has provided an updated Earthworks and Remediation Plan (dated January 2020) in order to avoid the need for this condition. The Council's Environmental Health Officer has not reviewed the report yet. A verbal update will be provided at committee.

- 2.2. An additional planning condition is recommended to require full details of the design of Chilton Lane to be submitted for approval, as follows:

Prior to commencement of the relevant part of the development, full details of the design of the servicing route through the building (Chilton Lane), including the road surfacing and facing materials for the walls / roof, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policies C5, D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

- 2.3. The Metropolitan Police (Designing Out Crime) Officer raised concerns about Chilton Lane and the potential for anti-social behaviour. The additional condition is suggested to ensure that the route through the building provides a pleasant environment for users of the route, particularly pedestrians who may use the route to access Building S4 from Canal Reach. The condition will ensure that high quality, appropriate materials are used which give the route a welcoming and open appearance.

ENDS