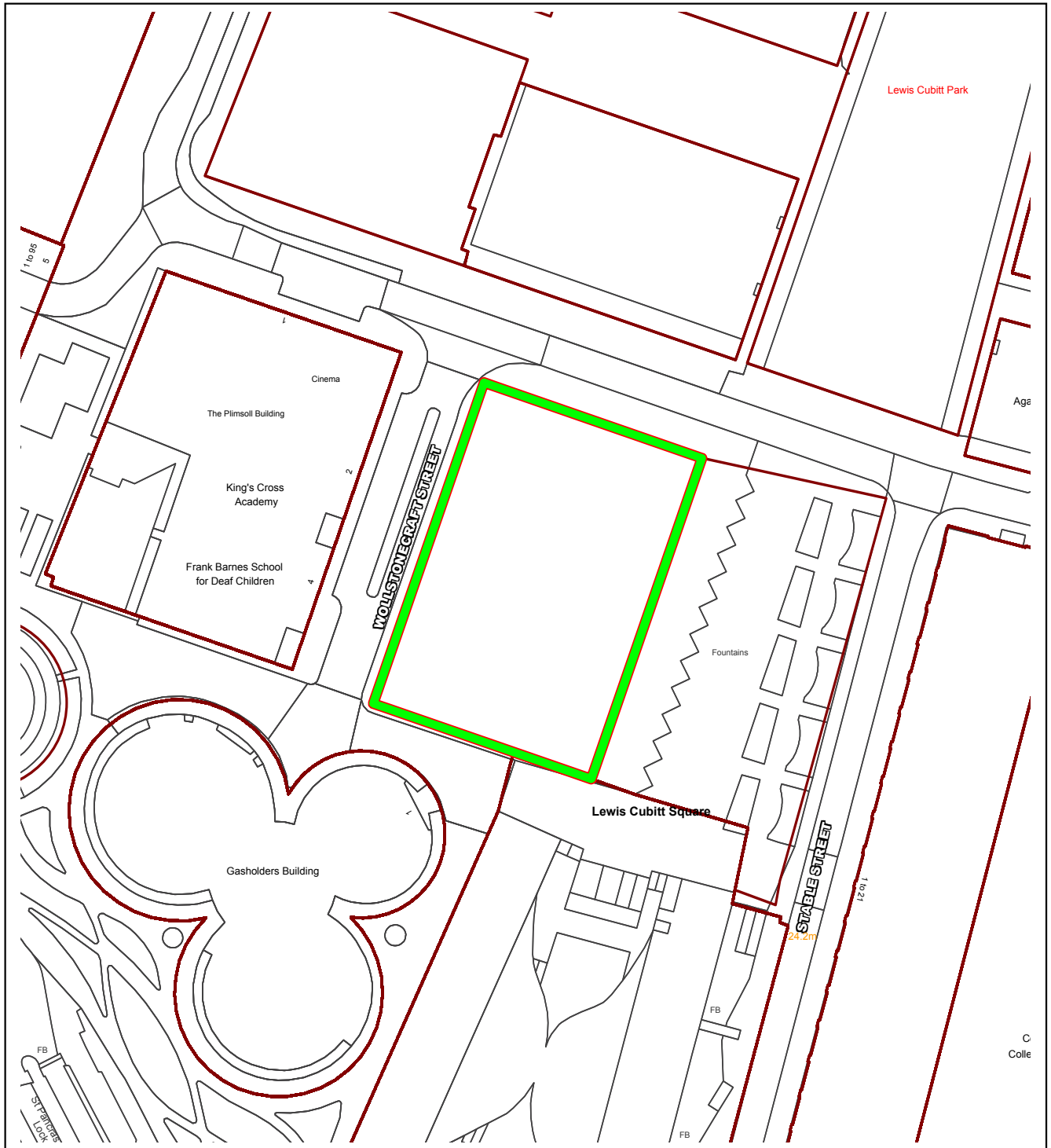
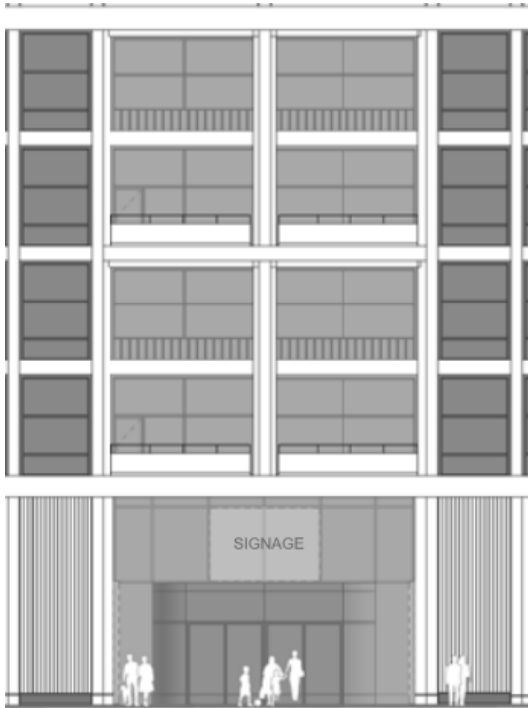


# Building P2 - 2020/0565/P

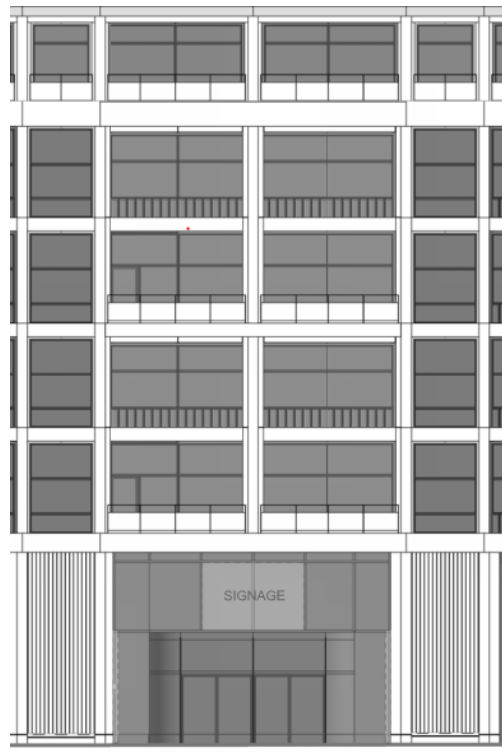


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1. Approved front entrance (west elevation)



Proposed front entrance (west elevation)



2. Approved north elevation



Proposed north elevation



|  |                            |  |                                     |                                  |            |
|--|----------------------------|--|-------------------------------------|----------------------------------|------------|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>                          |                                     | <b>Expiry Date:</b>              | 01/04/2020 |
| <b>(Members Briefing)</b>  |                            | N/A  |                                     | <b>Consultation Expiry Date:</b> | 15/03/2020 |
| <b>Officer</b>   |                            |  | <b>Application Number(s)</b>        |                                  |            |
| Patrick Marfleet   |                            |  | 2020/0565/P                         |                                  |            |
| <b>Application Address</b>   |                            |  | <b>Drawing Numbers</b>              |                                  |            |
| Building P2<br>Development Zone P<br>King's Cross Central<br>London<br>N1C 4UZ   |                            |  | See draft decision notice           |                                  |            |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>                                | <b>Authorised Officer Signature</b> |                                  |            |
|  |                            |  |                                     |                                  |            |
| <b>Proposal(s)</b>   |                            |  |                                     |                                  |            |
| <p>Amendments to reserved matters application reference 2018/2628/P dated 04/09/2018 (Reserved matters relating to Plot P2 within Development Zone P for the erection of a 12 storey building for office use (Class B1) with flexible retail (A1-A5) and theatre (Sui Generis) uses at ground floor, and public realm works to parts of Handyside Street, Wollstonecraft Street and between the proposed building and the Gasholder Triplets. As required by conditions 6, 9, 10, 14, 16-22, 27, 28, 31, 33- 36, 37, 38, 44, 46, 48, 49, 50A, 51, 56, 60 and 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area).</p> <p>Namely minor alterations to the external facades of the approved building on all elevations.</p> |                            |  |                                     |                                  |            |
| <b>Recommendation(s):</b>  |                            | Approve Reserved Matters subject to conditions |                                     |                                  |            |
| <b>Application Type:</b>   |                            | Approval of Reserved Matters                   |                                     |                                  |            |

**Consultations**

|   |  |           |                   |           |
|---|--|-----------|-------------------|-----------|
| <b>Adjoining Occupiers:</b>               | No. of responses   | <b>00</b> | No. of objections | <b>00</b> |
| <b>Summary of consultation responses:</b> | Site notice displayed on 13/02/2020 expiring 08/03/2020.<br>Press advert displayed on 20/02/20 expiring 15/03/2020 |           |                   |           |
| <b>CAAC/Local groups comments:</b>        | No responses have been received  |           |                   |           |

## Site Description

Development Zone P is located to the north of Regent's Canal. The application site is located on the eastern side of Development Zone P, adjacent to building P1 (Plimsoll Building) which comprises the co-located King's Cross Academy and Frank Barnes School for Deaf Children with residential above. Buildings P1 and P2 are separated by Wollstonecraft Street which is a secondary road that runs north to south between Building S2 and the Gasholder Triplets. To the east Building P2 is bounded by Lewis Cubitt Square and the Western Transit Shed (WTS) whilst Lewis Cubitt Park is located to the north east of the site. To the south Building P2 interfaces with both the Coal Drops Yard and Gasholder Triplets heritage buildings. To the north, the site sits opposite Building S2 which itself faces out over Lewis Cubitt Park.

The application site is located within the Regent's Canal conservation area. The closest listed buildings are the Gasholder Triplets (Grade II) and Coal Drops Yard buildings (Grade II) located directly to the south and the Western Transit Shed (Grade II) located to the east.

## Relevant History

### Plot P2

**2018/2628/P** - Reserved matters relating to Plot P2 within Development Zone P for the erection of a 12 storey building for office use (Class B1) with flexible retail (A1-A5) and theatre (Sui Generis) uses at ground floor, and public realm works to parts of Handyside Street, Wollstonecraft Street and between the proposed building and the Gasholder Triplets. As required by conditions 6, 9, 10, 14, 16-22, 27, 28, 31, 33-36, 37, 38, 44, 46, 48, 49, 50A, 51, 56, 60 and 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

## Relevant policies

### **National Planning Policy Framework 2019**

#### **London Plan 2016**

#### **Intend to Publish London Plan 2019**

#### **The Camden Local Plan 2017**

**G1** Delivery and location of growth

**H1** Maximising housing supply

**H6** Housing choice and mix

**H7** Large and small homes

**C5** Safety and security

**C6** Access for all

**A1** Managing the impact of development

**A2** Open space

**A3** Biodiversity

**A4** Noise and vibration

**A5** Basements and Lightwells

**D1** Design

**D2** Heritage

**D3** Shopfronts

**CC1** Climate change mitigation

**CC2** Adapting to climate change

**CC3** Water and flooding

**CC4** Air quality  
**CC5** Waste  
**TC1** Quantity and location of retail development  
**T1** Prioritising walking, cycling and public transport  
**T2** Parking and car-free development  
**T3** Transport infrastructure  
**T4** Sustainable movement of goods and materials

## **Camden Planning Guidance**

CPG Design  
CPG Sustainability  
CPG Basements and lightwells  
CPG Town Centres  
CPG Amenity  
CPG Transport

## **Regent's Canal conservation area statement**

### **Assessment**

#### **1. Proposal**

- 1.1 The current application is for minor amendments to the reserved matters approval for Building P2. Approval was granted for the erection of a 12 storey building for predominantly office use with a theatre at ground floor and basement level. The application also included Public realm works to Cubitt Square.
- 1.2 The proposed amendments can be summarised as follows:
- Oriel bay guarding change from solid to glazed panels
  - Increase to the height of the Level 5 parapet by 80mm
  - Access doors to loggia are proposed to change from the left side to the right side on the first and third floor levels on the east elevation
  - Addition of ventilation louvres in curtain wall panels on the northern elevation
  - Minor increases to the height of the loading bay door on the western elevation and the extent of the perforated area increased
  - Planter boxes on the southern elevation to remain in situ but due to access and maintenance issues will no longer contain any natural planting.
  - Proposed ground level change to door head heights on all elevations to accommodate reduced door sizes.

#### **2. Assessment**

- 2.1 The proposed amendments are the result of the evolution of the design of the proposal. The amendments relate only to the external appearance of the approved development (Condition 16), the most significant of which are discussed below.
- 2.2 Other than these points, 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: **2018/2628/P**.

### **Design impact of the proposed amendments**

- 2.3 The alterations to the front (east) elevation of the approved building include a slight lowering of the approved door height (this is proposed on all elevations) in order to better accommodate reduced door sizes for technical requirements such as enabling doors to be operated mechanically for better accessibility, and to accommodate final external level changes. The alterations also include the replacement of the solid balcony balustrades with glazed panels to provide greater visual permeability. The proposed alterations on the western elevation are considered minor and would harm the architectural integrity of the approved façade, ensuring a high quality design is maintained.
- 2.4 The proposed alterations to the north elevation include the part replacement of a window at first floor level with a louvre panel to accommodate the operational requirements of the tenant for the building. The installation of the panel is considered to be a minor alteration that would not be readily visible from the street and would not have a significant impact on the appearance of the building as a result. The replacement of the solid balcony balustrades with glazed panels, as with the east elevation, would not have a significant impact in design terms and is considered acceptable.
- 2.5 The proposed alterations to the west elevation include a slight increase in height of the approved loading bay door and the installation of two louvered panels on the upper floors. The minor height increase of the loading bay door and the limited visibility of the proposed louvres would ensure no harm is cause to the original design and architectural integrity of the approved development.
- 2.6 As with the other three facades, the proposed alterations to the south elevation include the lowering of the doorways at ground floor level and replacement of the solid balustrades on the oriel bays with glass. These changes, together with the fixed planters, are considered minor and would not significantly alter the substance of the approved scheme.
- 2.7 The proposed alterations are not considered to cause any harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.
- 2.8 Overall it is considered that the amendments to the approved plans are minor and in keeping with the original Reserved Matters and as such no objection is raised.

### **3. Conclusion**

- 3.1 The proposed amendments are considered to conserve and enhance the appearance of the Building and would not be significantly different to the originally approved Reserved Matters.

### **Recommendation**

Approve Reserved Matters subject to conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6<sup>th</sup> April 2020, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.**



Application ref: 2020/0565/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 31 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Argent  
4 Stable Street  
London  
N1C 4AB

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Approval of Reserved Matters Granted**

Address:

**Building P2**  
**Development Zone P**  
**King's Cross Central**  
**London**  
**N1C 4UZ**

# DECISION

Proposal:

Amendments to reserved matters application reference 2018/2628/P dated 04/09/2018 (Reserved matters relating to Plot P2 within Development Zone P for the erection of a 12 storey building for office use (Class B1) with flexible retail (A1-A5) and theatre (Sui Generis) uses at ground floor, and public realm works to parts of Handyside Street, Wollstonecraft Street and between the proposed building and the Gasholder Triplets. As required by conditions 6, 9, 10, 14, 16-22, 27, 28, 31, 33-36, 37, 38, 44, 46, 48, 49, 50A, 51, 56, 60 and 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area), namely minor alterations to the external facades of the approved building.

Drawing Nos: Superseded: 16085(00)\_P201, 16085(00)\_P202, 16085(00)\_P203, 16085(00)\_P204, 16085(00), 16085(00)\_P401, 16085(00)\_P402

Plans for approval: 16085(00)\_P201 02, 16085(00)\_P202 02, 16085(00)\_P203 02, 16085(00)\_P204 02, 16085(00)\_P401 02, 16085(00)\_P402 02

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

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 16085(00)\_P001, 16085(00)\_P002, 16085(00)\_P118, 16085(00)\_P119, 16085(00)\_P120, 16085(00)\_P121, 16085(00)\_P122, 16085(00)\_P131, 16085(00)\_P132, 16085(00)\_P133, 16085(00)\_P134, 16085(00)\_P135, 16085(00)\_P136, 16085(00)\_P137, 16085(00)\_P138, 16085(00)\_P139, 16085(00)\_P140, 16085(00)\_P141, \_P210, 16085(00)\_P211, 16085(00)\_P301, 16085(00)\_P302, 16085(00)\_P303, 16085(00)\_P304, 16085(00)\_P305, TOWN279.30(08)5001, TOWN279.30(08)5002, TOWN279.30(08)6101, TOWN279.30(08)6102, TOWN279.30(08)6103, TOWN279.30(08)6104, TOWN279.30(08)6105, TOWN279.30(08)6106, TOWN279.30(08)6107, TOWN279.30(08)6201, TOWN279.30(08)6202, TOWN279.30(08)6203, TOWN279.30(08)6204, TOWN279.30(08)6401, TOWN279.30(08)6402, TOWN279.30(08)6403, 16085(00)\_P201 02, 16085(00)\_P202 02, 16085(00)\_P203 02, 16085(00)\_P204 02, 16085(00)\_P401 02, 16085(00)\_P402 02

Supporting documents: Urban Design Report by Allford Hall Monaghan Morris and Townshend Landscape Architects dated May 2018; Compliance Report by King's Cross Central General Partner Ltd dated May 2018; Access and Inclusivity Statement by All Clear Designs dated May 2018; Environmental and Sustainability Plan by Cundall dated May 2018; Earthworks and Remediation Plan by Soiltechnics dated May 2018.

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

- 2 Prior to commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:
  - (a) All external materials and finishes shall be carried out in accordance with the details approved under reference 2019/6224/P.
  - (b) Detailed drawings of all windows and external doors.
  - (c) The hard landscape surface treatments shall be carried out in accordance with details approved under reference 2019/3842/P.
  - (d) Details of landscaping features and plant species to be incorporated within the roof terraces; and
  - (e) Details of lighting within the public realm, to include location, design, specification, fittings and fixtures;

The relevant parts of the works shall be carried out in accordance with the details thus approved and maintained as such thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1, D2, A1, A2 and A3 of the London Borough of Camden Local Plan 2017.

- 3 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies A3 of the London Borough of Camden Local Plan 2017.

- 4 No servicing, refuse collection or deliveries to the building hereby approved shall be arranged between 8:30am - 9:30am and 3:00pm - 4:00pm Monday to Friday, during school term time only.

Reason: To safeguard the amenities of the adjacent school within Building P1 and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The following conditions on the outline permission (ref 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: 9, 10 14, 16-22, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 63, 64-67 . 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 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.
- 3 For the avoidance of doubt, condition 4 above relates to the agreed Servicing, Waste and Refuse Strategy for the loading bay located on Wollstonecraft Street, as set out in the accompanying Urban Design Report for the application.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**