

Patrick Marfleet  
Regeneration and Planning  
London Borough of Camden  
5 Pancras Square  
N1C 4AG  
London

18 July 2023

Dear Patrick,

**APPLICATION FOR FULL PLANNING PERMISSION RELATING TO 2 PANCRAS SQUARE, KING'S BOULEVARD, LONDON, N1C 4AB TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of King's Cross Central General Partner Limited (KCCGPL) please find enclosed an application for Full Planning Permission for improvements to the ground floor office entrance of 2 Pancras Square, King's Cross Central. The submission comprises:

- This covering letter;
- Design and Access Statement by Fathom Architects;
- Drawings for approval; and
- A signed and dated application form

### **The proposals**

Building B4 (2 Pancras Square), is an existing office building completed in 2011 under the approved Reserved Matters Approval ref. 2010/0868/P. Work is being proposed to the office entrance of the building as part of these proposals. The scope includes the following external alterations;

1. Remove existing metal louvres form in front of the windows, improving the view and allowing more daylight in.
2. Replace fixed glass with opening windows. This would improve the connection to the existing gardens for occupants of the reception area. Furthermore it would create the opportunity for natural ventilation in warmer weather.
3. Provide new green walls located in the entrance under-croft. The existing entrance under-croft is stark and austere. The proposed planted walls softens

to entrance and builds on the success of the existing greenery of Pancras Square, pulling the greenery into the under-croft and up to the front door.

4. Provide new planting within under-croft. This builds on the justification of item 3 providing a rhythm along the 19m under-croft with varying types of greenery.
5. New artwork suspended from the soffit of the under-croft (details only shown indicatively and for information as part of this application)

This proposal has been developed through discussion meetings with planning officers at the London Borough of Camden and colleagues here at Argent. We trust you have sufficient information to validate and determine this application. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

Joshua Steer  
**Planning Manager**

**Enc.**