

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

10 July 2023

Dear Patrick,

**KING'S CROSS CENTRAL: MINOR AMENDMENTS TO RESERVED MATTERS
APPROVAL IN RESPECT OF BUILDING R8, WITHIN DEVELOPMENT ZONE R (REF
2020/5143/P).**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for minor amendments to the Reserved Matters submission for Building R8 approved in February 2021 (ref. 2020/5143/P). The submission comprises:

- This covering letter;
- Drawings submitted for approval; and
- Signed and dated application form;

Outline planning permission was granted in December 2006 (ref. 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, now referred to as King's Cross Central ("KXC")

Reserved Matters details for Building R8 were approved first in July 2016, with reference 2016/1877/P. A further submission of Reserved Matters with revised details for Building R8 was subsequently submitted in November 2020 and approved

in February 2021, with reference 2020/5143/P. A minor material amendment (MMA) was approved in August 2022, with reference 2022/1892/P.

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 key spaces within the building remain the same as that previously submitted and approved under Reserved Matters submission 2020/5143/P and amended by the MMA ref. 2022/1892/P. There is no change to the mix of uses within the building. The mix and tenure of the residential units remains as approved, comprising 72 social rented housing units.

This submission brings forward minor amendments to the following aspects of Building R8:

North Elevation

- 1) In response to stricter guidelines from the facilities provider, Metropolitan, the omission of the decorative screen to the Substation ventilation louvres in order to improve ventilation quality at ground floor.
- 2) Addition of a 'hidden' access door to provide Metropolitan with 24/7 access at ground floor. This door is proposed to be concealed and integrated into the façade.
- 3) Amend the type of opening system to the loading bay and car park doors from a shutter double stack system to an overhead track system as a result of height restrictions on this level of the façade. The doors to the loading bay are proposed to be perforated to provide further ventilation to the Substation in response to the guidelines from Metropolitan.
- 4) A fresh air duct which was consented with the original RMA (ref. 2020/5143/P) and not shown on the latest drawing approved with the MMA (ref. 2022/1892/P) has been reinstated. This design of the fresh air duct has evolved slightly since the RMA, resulting in an increase of the height of the duct by 300mm.

South Elevation

- 5) A single door at level 01 has been decreased in width to accommodate weight restrictions for Part M compliance.
- 6) The openable retail sliders at ground floor are proposed to decrease in height due to manufacturing limitations regarding performance constraints and guarantees.
- 7) As a result of the above change, the louvred profile base datum has been modified to suit the new sliders height and ensure consistency across this part of the façade. This has futureproofed the retail space by allowing for future louvre connections to be made at high level by a future tenant.
- 8) Relocation of Level 12 external door to the neighbouring bay to suit the internal circulation layout.

East Elevation

- 9) The residential car park access door on the ground floor is proposed to change from a sliding door to an up and over solution with a part solid panel. This is driven by compliance with Part M.
- 10) Extension of the external roof ladder by 1,100mm in order to provide safe access on to the roof and latch on to the fall arrest system.

West Elevation

- 11) The number of slider panel mullions have been reduced due to the change of system to be openable (as approved with the 2022 Minor Material Amendment ref. 2022/1892/P).

Second Floor Plan

- 12) Minor adjustments to the external levels of the soft and hard landscaping on the podium roof have been made as a consequence of the additional office doors which were approved under the Minor Material Amendment submission (ref. 2022/1892/P). This is required primarily to ensure that any surface water accumulating on the hard landscaped paths, drains directly into the soft landscaping.

Residential Roof Plan

- 13) Relocation of the PV panels from the Residential Roof to the Commercial roof due to space restrictions in the current location. The PV panels will still serve the building as a whole.

Commercial Roof Plan

- 14) As per change 12 above, addition of the PV panels from the Residential Roof to serve the whole of Building R8.

These proposals have been discussed with officers at the London Borough of Camden and with 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

Appendix 1 Drawing Schedule

| DRAWING TITLE | PREVIOUSLY APPROVED DRAWING NUMBER | PROPOSED DRAWING NUMBER |
|--------------------------------------|---|------------------------------------|
| PROPOSED ELEVATION NORTH | 13454-PCO ZZ--ZZ DR A-P04 113 | KXC-R8-001-13454-A- 20-413-P11 |
| PROPOSED ELEVATION SOUTH | 13454-PCO ZZ--ZZ DR A-P04 111 | KXC-R8-001-13454-A- 20-411-P13 |
| PROPOSED ELEVATION EAST | 13454-PCO-ZB-ZZ- DR-A-P04-112 | KXC-R8-001-13454-A- 20412-P09 |
| PROPOSED ELEVATION WEST | 13454-PCO ZA--ZZ DR A-P04 110 | KXC-R8-001-13454-A- 20-410-P09 |
| PROPOSED SECOND FLOOR PLAN | 1345-PCO-ZA-02-DR- A-P00-110 | KXC-R8-001-13454-A- 20-110-P09 |
| PROPOSED RESIDENTIAL ROOF PLAN | 13454-PCO ZB--RF DR A-P00 141 | KXC-R8-001-13454-A- 27-131-P10 |
| PROPOSED OFFICE ROOF PLAN | 13454-PCO ZA--RF DR A-P00 121 | KXC-R8-001-13454-A- 27-111-P17 |