

19th January 2024

Applicant: Barworks Ltd.
Agent: Nothing is Not Nothing LLP
Project: Mare St Market, Kings Cross.
Location: Unit 1, Building P2, Kings Cross.

The statement below has been written with the assistance of the Argent team.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) DISCHARGE OF CONDITION 2 (B) ATTACHED TO PLANNING PERMISSION REF. 2020/0565/P, IN RESPECT OF BUILDING P2, WITHIN DEVELOPMENT ZONE P

This application seeks the discharge of Condition 2 (b) attached to planning permission ref. 2018/2628/P relating to Building P2 at King's Cross Central ('KXC'), which is part of the mixed-use development scheme granted Outline Planning Permission in December 2006 (ref. 2004/2307/P). The submission comprises:

- This covering letter;
- Drawings submitted for approval;
- Application form duly signed and dated; and
- Nomination of the applicant to arrange payment of the application fee.

The proposals

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 P2 (ref. 2018/2628/P) was granted in September 2018. The approved details for Building P2 comprise 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. A further application was granted for amendments to the original Reserved Matters and approved on 7 April 2020 (ref. 2020/0565/P).

This application seeks the discharge of Condition 2 (b) on application ref. 2020/0565/P. The condition is worded as follows:

'Prior to the commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the LPA:

(b) Detailed drawings of all windows and external doors'

The proposed details submitted for approval with this application only relate to a single bay on Wollstonecraft Street and two bays on Lewis Cubitt Square, denoted on the plans as Oriel Bay A, Oriel Bay B and Oriel Bay C respectively. The proposed details included with this submission, intend to supersede those details which were previously approved against condition 2 (b) for window and door details at ground floor level (ref. 2021/1984/P), in relation to these bays only.

The proposals have been discussed with the Argent team, who have, in turn, discussed the proposals with planning officers at the London Borough of Camden. 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,

Ashley Fridd

Nothing is Not Nothing LLP