

Edward Hodgson
Regeneration and Planning
London Borough of Camden
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16 February 2024

Dear Edward,

**KING'S CROSS CENTRAL: VARIATION OF CONDITION TO RESERVED MATTERS
APPROVAL IN RESPECT OF BUILDING S4, WITHIN DEVELOPMENT ZONE S (REF
2020/5885/P) (AS AMENDED)**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for a variation of condition to the Reserved Matters submission for Building S4 approved on 4 March 2021 (ref. 2020/5885/P) (as amended). The submission comprises:

- This covering letter; 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 S4 (ref. 2020/5885/P) was granted in March 2021. Building S4 is designed as a mixed tenure residential development of up to 14 storeys over basement level within Development Zone S to the north of the King's Cross Central development site. The building is comprised of an L-shaped block, housing 176

units comprised of two residential parts of social rented and market housing respectively. The tenures sharing a party wall above a ground floor of three retail units, residential lobbies, amenity space and entrances to both tenures fronting both Cubitt Park to the east and Chilton Court to the west.

A non-material amendment application was approved in October 2021 (ref. 2021/4446/P) in respect of the following aspects of Building S4;

- Fire escape doors on ground floor from glazed to opaque metal doors to better comply with safety requirements and produce a more minimal appearance in line with the aspirations of the scheme;
- Design development to the windows and balconies of the secondary facades to give these apartments slightly larger windows drawing in more light, whilst enhancing the safe use of the Juliette guarding and balconies;
- Additional doors proposed for the external plant room on the 9th floor. This will enable ease of access to maintain and if required, replace the equipment held within the plant enclosure;
- Inclusion of a draft lobby on the outdoor terrace on the 9th floor. This is proposed to mitigate draft into the hallway in the colder months for residents on this floor;
- A minor increase in the size of the lobby to the 12th floor to allow for a covered entrance with glazed doors to the pergolas. This has also meant to increase in the extent of the bio-diverse roofs, contributing to the enhancement of ecological measures incorporated into the building;
- Minor amendments to the pergola on the 12th floor to further enhance the look and feel of this structure;
- Addition of further balustrades, hatches and ladders for safe means of access. A slight increase in height to the roof of the social rented lift core to accommodate the lift equipment;
- Two additional back of house store rooms have been incorporated at basement level in proximity of the social rented cycle store and lift core upon a review by the building management team; and
- A larger lift can be accommodated for the social rented lift core and subsequently the scheme now includes two-13P lifts to the social rented core improving capacity and ease of access.

This current application proposes to vary Condition 4 attached to the Building S4 Reserved Matters Approval (ref. 2020/5885/P) (as amended). The approved wording of Condition 4 is as follows:

The ground floor commercial units if used for Class A3, A4, or A5 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07:30 - 23:30.

Reason: To safeguard the amenities of the adjacent residential occupiers of the premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

We are proposing an amendment to the opening hours of the ground floor retail unit 01, identified on the plan titled 'Ground Floor Plan - General Arrangement - AAMXXX_07_100 Rev P2'. This is the largest retail unit in Building S4, spanning from Lewis Cubitt Park to Keskidee Square, away from the two, smaller retail units located between the two residential cores. A plan is included with this submission for information. This larger retail unit has a key role in animating the active frontage on Keskidee Lane, providing activity to the vibrant streetscape and drawing people from Lewis Cubitt Park through to Keskidee Square and vice versa. Consequently, due to the size and location of the unit, significant interest has been shown by prospective tenants, particularly those looking to establish themselves within the wider King's Cross estate.

The application of the London Borough of Camden licensing framework opening hours has been consistent across the estate, specifically in units with proximity to residential uses. For an example, the retail unit at Arthouse, currently occupied by Beer and Burger, as well as the neighbouring unit occupied by Babel Beer House in Building S2, operate with Camden framework hours. For this unit in Building S4, located in a key thoroughfare when the area is fully built out and activated, we are proposing to vary those established opening hours by 30 minutes on both Friday and Saturday evening. Accordingly, we propose to amend Condition 4 to the following;

The ground floor commercial units if used for Class A3, A4, or A5 purposes as defined by the Town & Country Planning Use Classes (Amendment) Order 2005 shall not be open for use by visiting members of the public outside the hours of 07:30 - 23:30,

except for on Friday and Saturday, when the units shall not be open for use by visiting members of the public outside the hours of 07:30 – 00:00.

By restricting the opening hours to midnight on Friday and Saturday evenings, this proposed amendment ensures that the principle of the existing planning condition for this unit is maintained, thereby safeguarding the amenity of nearby residential occupiers. Nevertheless, by aligning the opening hours of this unit, with other similar retail units on the estate who operate with Camden framework hours, particularly the neighbouring retail unit in Building S2, we are delivering a consistent approach for our retail occupiers. Furthermore, in assessing the policy approach to the framework hours, Camden's licensing team held regard to concerns expressed by the borough's residents, the licensed trade and the police.

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