

Edward Hodgson
Senior Planning Officer
London Borough of Camden
5 Pancras Square
London
N1C 4AG

10 September 2024

Dear Edward,

APPLICATION FOR FULL PLANNING PERMISSION
4 HANDYSIDE STREET, KINGS CROSS
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 the use of part of the ground floor of 4 Handyside ('Plot S1' of the King's Cross Masterplan), fronting Canal Reach, as a bus driver facility.

Planning permission is sought for:

"Use of part of the ground floor for use as a bus driver facility (sui generis)."

The submission comprises:

- This covering letter;
- A signed and dated application form for both Full Planning Permission (compiled via the Planning Portal);
- CIL form (confirming no liability);
- Submission material, comprising:
 - Design and Access Statement
 - Site Location Plan
 - Application Drawings

The proposals

The proposals follow ongoing liaison with Transport for London (TfL) in order to deliver the extension of the 394 bus route, which is currently operational between Homerton Hospital and Islington Police Station. Following TfL consultations, the route is to be extended to King's Cross via a loop of York Way and Canal Reach, terminating at Canal Reach. The route will then restart from Canal Reach via Handyside Street, back onto Copenhagen Street (the existing route).

It is a requirement of TfL to provide facilities such as WC and kitchen facilities and a small rest area for drivers at the end of bus routes. Planning permission is therefore sought for use of a small area of 4 Handyside Street within the ground floor of Plot S1 to be used as a bus driver facility (*sui generis*).

The extension of the route is in accordance with the obligations of the original S106 agreement associated with the King's Cross Central outline planning permission. The original S106 agreement was recently varied via a deed of variation which was formally signed on 16 January 2023. This variation sought to ensure the delivery of bus stands for the 394 route extension to Canal Reach, as well as to ensure the delivery of a bus driver facility for TfL bus driver welfare facilities, which this application seeks planning permission for.

It should also be noted that as part of the consideration of the Reserved Matters Application for Plot S1 (now known as 4 Handyside Street), it was acknowledged that this area could be used as a staff room ancillary to the adjacent business/leisure (Class B1/D2) spaces at ground floor level, as was sought and approved at the time, *or* as a welfare facility for bus drivers to deliver the S106 requirement. It was noted within the submitted Compliance Report that should the bus driver welfare facility be required, this would be subject to a separate change of use planning application at the appropriate time. This application forms the application referenced.

It is considered that the proposals for the use of a small area of the ground floor for bus driver welfare facilities are well-sited on Canal Reach (as was agreed in principle at the RMA approval stage) and owing to its limited scale and nature of its use, this would not harm the amenity of the area. The proposals would also support the extension of further sustainable transport modes into the King's Cross estate.

The proposals have been developed through discussions with planning and highways at the London Borough of Camden and colleagues here at Related Argent, on behalf of the applicant. We trust you have sufficient information to validate and determine this application, however, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

Doug Beasley
Planning Manager