

KS/NS/P20-0063

16 December 2024

Edward Hodgson
Camden Council
Planning – Development Control
Camden Town Hall
London
WC1H 8ND

FAO Mr. Hodgson

The Town and Country Planning Act 1990 (as amended)
King's Cross Methodist Church, 58A Birkenhead Street, London, WC1H 8BW
Planning Portal Ref. PP-13633928

Pegasus Group are instructed by West London Mission Circuit of The Methodist Church ('the Applicant') to submit a planning application for the following proposed development at King's Cross Methodist Church, 58A Birkenhead Street, London, WC1H 8BW ('the site'):

"Part demolition, extension and reconfiguration of the existing building to provide replacement church (Use Class F1) with ancillary café and student accommodation (Sui Generis), together with associated plant, cycle and refuse storage"

The application has been subject to pre-application consultation with the LPA. Edward Hodgson confirmed via email dated 15 May 2024 all the necessary documents required to support the planning application at pre-application stage, which are all provided as detailed below.

Accordingly, the following documentation has been submitted via the Planning Portal (ref. PP-13633928):

1. Planning Application Form, including Ownership Certificate;
2. Community Infrastructure Levy (CIL) Form;
3. Suite of architectural drawings (please see Table 1 below), prepared by Matthew Lloyd Architects;
4. Planning Statement, prepared by Pegasus Group;
5. Design and Access Statement, prepared by Matthew Lloyd Architects;
6. Accessibility Statement (included within Design and Access Statement);
7. Accommodation Schedule (included within Design and Access Statement);
8. Acoustic Impact Assessment for Proposed Student Accommodation, prepared by ACA Acoustics;
9. Acoustic Impact Assessment of Proposed Mechanical Services Equipment, prepared by ACA Acoustics;

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Offices throughout the UK and Ireland.

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10. Affordable Student Accommodation Statement (included within Planning Statement);
11. Air Quality Assessment, prepared by SRE;
12. Basement Impact Assessment, prepared by Price & Myers;
13. CGIs (included in Design and Access Statement);
14. Community Use Plan (included in Planning Statement);
15. Construction Management Plan;
16. Crime Impact Assessment (included within Design & Access Statement);
17. Daylight & Sunlight Assessment: Effects on Neighbouring Properties, prepared by Delva Patman Redler;
18. Daylight & Sunlight Assessment: Internal Assessment, prepared by Delva Patman Redler;
19. Energy Assessment, prepared by Harley Haddow;
20. Employment and Training Strategy (included in Planning Statement);
21. Fire Statement, prepared by Semper;
22. Heritage and Townscape Statement, prepared by Revive & Tailor;
23. Landscaping Details (included within Design & Access Statement);
24. Photographs (included within Design and Access Statement);
25. Planning Obligations (draft Heads of Terms) (included in Planning Statement);
26. Refuse and Recycling Storage and Collection Strategy (included within Design & Access Statement);
27. Statement of Community Involvement, prepared by Pegasus Group;
28. Sustainable Urban Drainage System (SuDS) Statement (including pro-forma), prepared by Price & Myers;
29. Student Housing Management Plan, prepared by King's Cross Methodist Church;
30. Sustainability Statement including BREEAM, prepared by Harley Haddow;
31. Sustainability and Energy Pro-forma; and
32. Transport Statement (including Travel Plan and Delivery and Servicing Management details), prepared by iTransport.

Table 1: Drawings Submitted

Drawing Name	Drawing Reference
Site Location Plan	PL050 rev. PL01
Existing Drawings	
Existing Lower Ground Floor Plan	PL099 rev. PL01
Existing Ground Floor Plan	PL100 rev. PL01
Existing First Floor Plan	PL101 rev. PL01
Existing Second Floor Plan	PL102 rev. PL01
Existing Roof Plan	PL103 rev. PL01
Existing Section AA	PL111 rev. PL01
Existing Section BB	PL112 rev. PL01
Existing Section CC	PL113 rev. PL01
Existing Section DD	PL114 rev. PL01



Existing Elevation – Birkenhead Street	PL121 rev. PLO1
Existing Elevation – Crestfield Street	PL122 rev. PLO1
Existing Elevation – North	PL123 rev. PLO1
Existing Elevation – South	PL124 rev. PLO1
Existing Elevation – Mission House Facing Lightwells	PL125 rev. PLO1
Existing Elevation – Church Stair Towers Facing Lightwells	PL126 rev. PLO1
Proposed Drawings	
Proposed Lower Ground Floor Plan	PL199 rev. PLO1
Proposed Ground Floor Plan	PL200 rev. PLO1
Proposed First Floor Plan	PL201 rev. PLO1
Proposed Second Floor Plan	PL202 rev. PLO1
Proposed Third Floor Plan	PL203 rev. PLO1
Proposed Roof Plan	PL204 rev. PLO1
Proposed Section AA	PL211 rev. PLO1
Proposed section BB	PL212 rev. PLO1
Proposed Section CC	PL213 rev. PLO1
Proposed Section DD	PL214 rev. PLO1
Proposed Elevation – East	PL221 rev. PLO1
Proposed Elevation – South	PL222 rev. PLO1
Proposed Elevation – West	PL223 rev. PLO1
Proposed Elevation – North	PL224 rev. PLO1
Proposed Elevation Detail – Crestfield Street	PL231 rev. PLO1
Proposed Elevation Detail – Birkenhead Street	PL232 rev. PLO1
Demolition Drawings	
Demolition Lower Ground Floor Plan	PL149 rev. PLO1
Demolition Ground Floor Plan	PL150 rev. PLO1
Demolition First Floor Plan	PL151 rev. PLO1
Demolition Second Floor Plan	PL152 rev. PLO1
Demolition Roof Plan	PL153 rev. PLO1
Demolition Elevation – Birkenhead Street	PL171 rev. PLO1
Demolition Elevation – Crestfield Street	PL172 rev. PLO1
Demolition Elevation – North	PL173 rev. PLO1
Demolition Elevation – South	PL174 rev. PLO1
Demolition Elevation – Mission House Facing Lightwells	PL175 rev. PLO1
Demolition Elevation – Church Stair Towers Facing Lightwells	PL176 rev. PLO1

Payment of the requisite application fee of £12,480.00 has been made under separate cover.



I trust the above and enclosed is sufficient to allow the validation of this application. If you require any additional information, then please do not hesitate to contact me or my colleague Kate.Simpson@pegasusgroup.co.uk.

Yours faithfully,

Pegasus Group

Henry Courtier

Director

Henry.Courtier@pegasusgroup.co.uk