

C Thuair Esq.

Senior Planning Officer
London Borough of Camden
Planning
Town Hall Extension
Argyle Street
London WC1H 8NJ

5 December 2013
Our ref: C-024125/RM
Your ref: 2011/4653/P

Dear Charles,

2011/4653/P - One Mabledon Place - Condition 2, Glazed Cladding Samples

On behalf of my client, King's Cross Mabledon S.A.R.L., we hereby submit an application for partial discharge of Condition 2 of Planning Permission ref. 2011/4653/P, which approves the redevelopment and refurbishment of One Mabledon Place.

The Planning Permission approves:

“Extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower.”

Condition 2 states:

“The details at scale of 1:50 or 1:20 as appropriate of all new architectural features and cladding on the tower, extensions on the annex, solar shading structures, balustrades, privacy screens, fenestration and materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the relevant part of the development. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.”

This letter and associated enclosures seek partial approval of Condition 2, specifically in relation to the cladding types on the tower and annex from the first floor upwards.

This application is submitted following the visit by LBC Design and Conservation Officer Nick Baxter on 3

December to view the cladding samples adjacent to the cleaned existing precast cladding panels on the building.

The areas of cladding for which approval is sought are clearly marked on the enclosed elevation drawings in orange (Cladding Type 1), light green (Cladding Type 2), yellow (Cladding Type 4) and light blue (Cladding Type 5), set out below for ease of reference:

- 1012_F21_E01 – Cladding Types 1, 2, 4 and 5;
- 1012_F21_E02 – Cladding Type 1;
- 1012_F21_E03 – Cladding Types 1, 2 and 4; and,
- 1012_F21_E04 – Cladding Type 1

These are also described in the attached supplementary “Samples for Planning Approval” file note prepared by Bennetts Associates.

The above four elevation drawings should be read in conjunction with the following enclosed drawings which illustrate further bay details:

- 1021_F21_B01_A;
- 1021_F21_B03_A;
- 1021_F21_B05_A;
- 1021_F21_B11_A;
- 1021_F21_B12_A;
- 1021_F21_B13_A; and,
- 1021_F21_B14_A.

All these cladding types are glazing. All the glazing (Types 1-5) employ the same spandrel, glass and structure colours. The structure and flashings are all polyester powder coated, as will be the projecting reveals to the bay windows (Cladding Type 2). Brickwork is identified with a light green hatch on the drawings but is not sought for approval under this application.

In addition to the above drawings, please find enclosed a cheque for £97 in respect of the application fee.

I would be grateful for written confirmation of receipt and registration of this application. If you need any further information please do not hesitate to contact me or Harry Manley (hmanley@deloitte.co.uk / +44 20 7303 5457) should you require any further information.

Yours sincerely



Richard Maung
For Deloitte LLP