

Bethany Arbery
London Borough of Camden
Town Hall Extension (Development Control)
Argyle Street
London
WC1H 8EQ

21 October 2011

Dear Bethany

**Zone B Public Realm, King's Cross Central
Minor amendments to Reserved Matters Approval 2010/0872/P**

Please find enclosed an application for minor amendments to Pancras Square and the secondary streets between E1/B1, B5/B6 and B2/B4. These areas form part of the wider Zone B public realm which received reserved matters approval in April 2010 (ref. 2010/0872/P).

The proposed amendments are primarily brought about by the design development of buildings surrounding Pancras Square, namely B1 and B3, as well as the revised design of the Zone B basement. These buildings and the basement are subject to current reserved matters submissions.

At the time of the Zone B public realm submission, neither B1 or B3 had been fully designed and therefore the design for Pancras Square and Stanley Passage made certain assumptions regarding the location of entrances and commercial units. These amendments better reflect the submitted schemes for those buildings, improving vistas and approaches to building entrances and creating additional spill out space alongside the B1 commercial units. Further, the revisions seek to address potential conflicts between the tree pits and the proposed basement slab.

The proposed amendments can be summarised as follows:

- Reconfiguration of areas of lawn and planting and repositioning of trees in Pancras Square and Stanley Passage;
- Reconfiguration of some of the routes through the square;
- Change to paving materials throughout Pancras Square and the secondary streets between E1/B1, B5/B6 and B2/B4; and
- Relocation of 3 cycle racks to Stanley Passage from the secondary street between B1/B3.

The Submission Statement explains and justifies the above amendments in more detail, with reference to relevant conditions of the King's Cross Central Outline Planning Permission: Condition 9 (Landscaping and Trees); Condition 12 (Steps in

King's Cross Central Limited Partnership

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King's Cross Central Limited Partnership (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 5 Albany Courtyard Piccadilly London W1J 0HF acting by its general partner **King's Cross Central General Partner Limited** (company registration number 6387691) having its registered office at 5 Albany Courtyard aforesaid.

Landscaping); Condition 16 (Urban Design Report); Condition 19 (Access Statement); Condition 51 (Cycle Parking); and Condition 66/67 (Lorry Movements and Importing Materials).

Enclosed with this application are 3 hard copy sets and 5 electronic copies of the Submission Statement, including the relevant approved and substitute drawings for approval, the application form and a cheque for £335.

We trust that you will find this submission to be in order, and that in due course you will be able to recommend approval of these amendments. If you have any immediate queries, please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alex Woolmore', with a long horizontal line extending from the end of the signature.

Alexandra Woolmore
Project Director

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