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FAO: Conor McDonagh

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Our ref: NJB/JCW/J6280

Your ref:

Dear Sir

**Kings Cross Central
Reserved Matters Application, Plot B1**

On behalf of BNP Paribas Real Estate Property Development UK and King's Cross Central General Partner Ltd we hereby enclose an application for approval of reserved matters for development of Plot B1 at King's Cross Central, pursuant to outline planning permission 2004/2307/P dated 22 December 2006 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Plot B1 will provide a new building comprised of basement, basement mezzanine, lower and upper ground floors and 11 upper floors, to be used to provide office (Class B1) employment space at upper floors, retail (Classes A1-A5) at lower and upper ground floor level, space for a public bicycle storage facility and a Metropolitan Police unit.

Approval is sought for all matters reserved by the outline permission in respect of this plot by the outline permission, specifically, layout, scale, appearance and access. Reserved matters approval is also sought for the limited amount of landscaping within the boundary of Plot B1. The landscaping in Pancras Square does not form part of this submission. The Pancras Square landscaping is the subject of an existing approval (2010/0872/P) and King's Cross Central General Partner Ltd will shortly be bringing forward some minor amendments to that design.

This submission includes details of a basement proposed for the B1 building, together with details of the ramp which will provide access to and from that basement. Both fall within the footprint of the building. This submission does not however include details of the wider zone B basement. The wider zone B basement is the subject of an existing approval (2010/0862/P) and King's Cross Central General Partner Ltd will shortly be submitting for an approval an updated design.

The details now submitted relate to a 13 storey building, plus basement, for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1 and/or A2 and/or A3 and/or A4 and/or A5) at ground floor level within Development Zone B1 as required by conditions 3, 6, 16-23, 27-28, 31, 33-36, 45-46, 48-49, 51, 55-56, 60, 64-67 of the outline planning permission.

The application is accompanied by the following documents, as required by Conditions 16, 17 and 19:

- Completed application forms and certificates;
- Existing and proposed drawings, elevations and sections as listed on Schedule B;
- Planning Compliance Report setting out the response to the relevant planning conditions and to relevant S106 obligations;
- Urban Design Report;
- Environmental Sustainability Plan; and
- Access and Inclusivity Statement.

As agreed we have enclosed two hard copies of all application documentation, plus an additional copy of the application drawings and Urban Design Report, and a further 20 copies of the application documents on CD.

The Site

The 2006 Outline Planning Permission defined a maximum quantum of floorspace, and a separate maximum of Class B1 floorspace, that can be developed in the area south of the Regent's Canal, as well as an overall, site-wide floorspace limit.

Plot B1 is located on the western side of Development Zone B, adjacent to Pancras Road and opposite the domestic ticket hall of St Pancras Station. The plots in Development Zone B are arranged around the new Pancras Square, and Plot B1 will define the western side of this space. Reserved matters for buildings in Plots B2, B4 and B6 have already been approved and a reserved matters application for Plot B3 is pending determination. Zone B will form a new commercial area with offices as the principal land use. Retail-type uses will be arranged at ground floor level around the public space, and on Pancras Road.

The Applicants

Reserved matters approval is sought jointly by BNP Paribas Real Estate Property Development UK and Kings Cross Central Limited General Partner Ltd. The latter is of course well known to you. The former is a wholly owned subsidiary of BNP Paribas, one of the largest financial institutions in Europe. It is also a very significant property developer active in much of continental Europe. Building B1 is intended to showcase its capabilities market by creating a building of the very highest design quality and environmental sustainability

The proposed development

The proposed building at Plot B1 will provide a lower ground floor fronting on to Pancras Road and an upper ground floor fronting Pancras Square, reflecting the east to west fall across the site. The upper ground floor on Pancras Square will contain the office entrance lobby and restaurant and retail uses on either side of the office entrance.

The lower ground floor will contain a public bicycle storage facility and a café area for the office occupiers of the building. There will also be an office entrance on Pancras Road which will connect to the main office lobby area at upper ground floor.

The eleven upper floors will comprise office accommodation arranged around dual cores positioned at each end of a generous atrium area.

Floors one to seven will extend the full length of the building, whilst floors eight to eleven will step back from the southern elevation in response to the massing established in the outline permission. This will create two roof terraces, accessible from floors eight and eleven.

Two basement levels will be created, providing cycle storage for the building's occupiers, refuse and recycling facilities, loading bays, car parking, accommodation for the Metropolitan Police as per the S106 Agreement, a potential fitness centre for the building's occupiers, and various plant and storage areas.

Consultation

The proposed development is the result of extensive consultation. This has included with planning, design and sustainability officers at the London Borough of Camden, Transport for London and the Metropolitan Police, as well non-statutory consultees including local residents and stakeholders.

We have very recently received comments from LBC officers in relation to the corner treatment with building B3. However, the documentation had already been finalised and the applicants will respond separately to LB Camden officers post submission.

Conclusion

The proposed development will contribute to the ongoing regeneration of the Kings Cross Central area by creating a building of very high design quality and environmental performance. The occupation of more than half the space created by a significant financial institution will further contribute to the success of this new employment location and act as a catalyst for further development within Kings Cross Central

We trust that the application submission is complete and look forward to receiving confirmation of its validation in due course. If you require anything further, please contact Nick Brindley (020 7333 6362) or James Wickham (020 7333 6353) at these offices.

Yours faithfully



Gerald Eve LLP

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T Charvet Esq – BNP Paribas Real Estate Property Development UK
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