

King's Cross Central

Ms Bethany Arbery
Planning & Development Control
London Borough of Camden
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Dear Bethany

**Application to vary condition 2 of Planning Permission 2008/1187/P and
condition 2 of Listed Building Consent 2008/1188/L**

I am writing with regard to the above consents which were both issued on 3 June 2008 in respect of certain internal and external works to facilitate the use of the German Gym as a marketing suite for the King's Cross Central (KXC) development. Planning Permission 2008/1187/P is subject to 3 conditions and 2 informatives, whilst the associated listed building consent 2008/1188/L is subject to 2 conditions and 3 informatives.

Each consent is time-limited and contains a condition requiring internal and external alterations to be removed on or before 29 May 2011. This letter and the attached application forms seek to vary the date stated in condition 2 of both consents to enable the continued use of the building for a further three year period pending full refurbishment plans. The applications in respect of the planning permission and the listed building consent are made on separate forms pursuant to Section 73 of the Town and Country Planning Act 1990 and Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990, respectively.

Condition 2 of planning permission 2008/1187/P currently states that:

"The installation air handling plant and the escape stairs hereby permitted is for a temporary period only and shall be removed on or before 29th May 2011."

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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.

Similarly, condition 2 of listed building consent 2008/1188/L states that:

"The internal works to facilitate the use of the building as a marketing suit together with the external stairs and air handling plant hereby permitted are for a temporary period only and shall be removed on or before 29th May 2011."

It is proposed that these conditions are varied as follows:

Condition 2 of planning permission 2008/1187/P:

"The installation air handling plant and the escape stairs hereby permitted is for a temporary period only and shall be removed on or before 29th May 2014."

Similarly, condition 2 of listed building consent 2008/1188/L states that:

"The internal works to facilitate the use of the building as a marketing suit together with the external stairs and air handling plant hereby permitted are for a temporary period only and shall be removed on or before 29th May 2014."

Context

The German Gymnasium has remained in active use as a marketing suite for the KXC development since the interim refurbishment works were completed in summer 2008.

The ground floor forms an exhibition and marketing area for the KXC development whilst the first floor contains an event space and a meeting room. As well as being used as a meeting and events venue for the KXC project team and its contractors, the upstairs event space and meeting room are available for external bookings and have hosted a substantial number of events since opening.

The first floor event space in particular has remained a very popular venue and during 2010 there were a total of 86 events held in this space. Of these events, 40 were community or school related (just under half) and 46 were hosted by private organisations. The combined attendance at these 86 events was over 8,000 people. External users have included London First, Tribal Group, LSE Cities, the British Council for Offices, the Resource for Urban Design Information, Eurostar, the DCMS, Open House, LB Camden, iCam the British Library and the Betjeman Society.

In addition, the exhibition housed at ground floor level also attracted over 12,000 visitors in 2010 (excluding utilisation by the KXC project team itself). The changing displays, updated models and retained staffing provide the local community with a

readily accessible opportunity to keep informed and understand the progress of the KXC schemes.

The marketing suite therefore continues to provide a highly utilised and valuable facility.

Justification for Current Application

It is noted that both consents contain an informative (Informative 2) which advises that *"the extension to the temporary consent for the use and associated structures is unlikely to be renewed in 2011 when it expires without stronger and more detailed justification for the period of infrastructure works for the southern part of the King's Cross Central site"*.

At the time the applications were submitted in February 2008, it was anticipated that by 2011, plans would have been brought forward for the long-term refurbishment of the German Gym and that the marketing suite function would have been moved to an alternative location. However, the economic events of mid-2008 and the challenging financial climate which followed, lead to a review of the intended delivery programme for the KXC development and subsequent changes to the phasing of both building plots and infrastructure works.

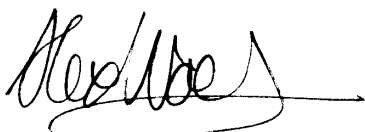
In this context, infrastructure became the main focus of work in the southern part of the site. Indeed, a number of key reserved matters approvals were obtained for public realm and infrastructure works between 2008 and 2010, including the Zone B public realm, Station Square, Goods Way, the Boulevard and the dismantling/refurbishment of the gasholder guideframes. Work on these projects is now underway, with Station Square, Goods Way and a temporary Boulevard scheme scheduled to be complete by early 2012. During 2010, details for nearby Buildings B2, B4 and B6 and the existing Great Northern Hotel were brought forward for reserved matters approval. More recently, an Agreement for Lease has been signed with BNP Paribas Real Estate in respect of B1 and we are close to signing an agreement for lease with the Council for B3 to deliver new administrative headquarters, an access centre, library and leisure facility. Designs for these buildings are currently going through the pre-application process, but subject to approval, construction would commence during 2012. We already have reserved matters approval for Buildings B2 and B4, as noted above, and we intend to start construction of these buildings at the same time or earlier. Together, these projects provide the impetus to bring forward (i) Pancras Square and other public realm; (ii) the Stanley Building redevelopment (Zone E1); and (iii) further refurbishment of the German Gymnasium for its permanent reuse.

As far as the Gymnasium is concerned, we are currently exploring opportunities relating to the Olympics and Paralympics which would see the marketing suite relocated elsewhere on the KXC site in early 2012. Alternatively, the marketing suite would remain in the German Gymnasium until at least 2013. Both options would allow the building to be developed for a permanent use in 2014 to tie in with the emerging development across the rest of the southern area, as outlined above.

In the interim, we propose that the Gymnasium continues to function in its present role, as an exhibition/visitor centre, event and meeting space and as a valuable local resource, hence this set of applications to vary the conditions to allow the retention of structures associated with the temporary use for a further 3 year period.

I trust this letter provides the information you need to determine the application. However, please do not hesitate to contact me if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alex Woolmore', with a long horizontal flourish extending to the right.

Alexandra Woolmore
Project Director