



ARGENT

Ms Angela Ryan
Planning & Development Control
London Borough of Camden
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Argyle Street
London
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13 October 2009

Dear Angela,

**King's Cross Central Outline Planning Permission 2004/2307/P:
Development Zone V (Gas Governor)**

**Application for approval of details reserved by condition and application
for works to trees within a conservation area**

Please find enclosed an application for approval of details relating to the construction of a new Gas Governor within Development Zone V of the King's Cross Central site. Approval is sought under Condition 25 of the King's Cross Central outline planning permission (LBC ref. 2004/2307/P) dated 22 December, for the layout, designs and specifications of the new gas governor building, the perimeter wall, a welfare building and ancillary landscaping. The proposed development forms part of the wider relocation of the St. Pancras Gas Governor currently located off Pancras Road, and is defined under the outline planning permission as 'Enabling Works'.

This submission represents an 'enhanced' submission under Condition 25, comprising a full Submission Statement which responds to all relevant conditions of the Outline Planning Permission, including those which are stated to specifically relate to 'Reserved Matters' applications. The Submission Statement provides: an introduction to the scheme, the application and King's Cross Central generally; a description of the proposals; and information to meet the requirements of the outline planning permission. In addition, plans, cross-sections, elevations and CGIs of the proposed scheme are provided in a separately bound document.

In addition, an application for works to trees within a conservation area is submitted for the removal of two mature trees that overhang the site from the adjoining Camley Street Natural Park ('CSNP'). This work is required to provide access to the western elevation in order to construct the perimeter wall and to minimise the security risk to the completed development. Details regarding the protection of other trees in the vicinity of this wall are provided in the Submission Statement.

You will note that the applications have been made by Argent (King's Cross) Limited ('Argent'), acting as Asset Manager for the King's Cross Central General Partner Limited, which brings together the project investors who made the original application, namely Argent, Exel Plc and London and Continental Railways Limited.

Argent (King's Cross) Limited

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Present Planning Status of the Relocation of the Gas Governor

The relocation of the Gas Governor comprises three elements, namely:

- The relocation of the existing gas mains;
- The decommissioning and removal of the existing St. Pancras Gas Governor; and
- The construction and commissioning of a new Gas Governor;

The relocation of the existing mains, the decommissioning and removal of the existing Gas Governor, the removal of trees from the site and the earthworks and remediation of the proposed site have already been approved as part of earlier Enabling Works submissions approved in April 2008 (LBC ref. 2008/0278/P) and October 2008 (LBC ref. 2008/3731/P). For ease, copies of relevant documentation approved under these submissions are reproduced as appendices to the Submission Statement.

This submission addresses the construction and commissioning of the new Gas Governor.

In addition, the construction of the new Gas Governor requires the demolition of the wall adjacent to CSNP and a length of the Regent's Canal wall. The demolition of these walls was approved pursuant to a Conservation Area Consent at the time of the King's Cross Central outline planning permission with reference 2004/2320/C.

Summary of Proposed Works

The proposed development will comprise the following features:

- A perimeter wall, designed to reflect the various edge conditions of the site. The majority of the south elevation will be green wall, punctuated by metal gates to provide vehicular access to the site from Goods Way. The green wall, totalling 215m², will reflect the transition between the neighbouring CSNP and the emerging built environment to the east. 'Architectural' planting will provide year round foliage designed to withstand the heavy footfall along Goods Way whilst more delicate flowering species will be planted at the top of the wall to provide seasonal colour.

The timing of the installation of the green wall will depend on the construction programme of Building B5, as detailed in the Submission Statement. Consequently, the green wall will be phased, with the irrigation system being installed during construction of the perimeter wall and the planted units being fitted later to coincide with the completion of Building B5. In the interim, the wall would provide an opportunity for temporary art to be installed along the exposed brick façade.

The remaining elevations will use red London stock brick in order to visually tie it in to the existing buildings to the north of the site and to reflect the past industrial uses which once lined this part of the canal. There is the potential that some of the bricks may be reclaimed from elsewhere on the King's Cross Central site. On the north elevation, the wall incorporates pronounced curves to address changes in direction at the corners of the site and respond to the sinuous nature of the canal.

- The Gas Governor Building totalling 234m² (GEA) with a maximum height of 4.6m. The building will be constructed from moulded glass reinforced plastic and will house the gas governor plant.
- A Welfare Building of 38m² (GEA) and a height of 3m, providing facilities for NGG staff when they are on site. The building will include a lobby, locker room, shower room, WC and kitchen and will be constructed from the same material as the Gas Governor Building.
- The remainder of the site will be paved in concrete block paving. Soft landscaping will be provided outside the perimeter wall, adjacent to the canal and along the east elevation, incorporating native species selected from those already found in the neighbouring CSNP.

A more detailed description of the proposed scheme is provided in the Submission Statement and Urban Design Report.

Consultation with Stakeholders

Extensive consultation through meetings and correspondence has been undertaken as the scheme design has emerged. The proposals as submitted reflect a high degree of consensus with key stakeholders, including LB Camden, National Grid Gas, British Waterways and CSNP.

Submission Documents

The enclosed submission documents, specifically the Submission Statement, application forms and the pack of drawings, are provided to you in both electronic (five CD-ROMS) and hard copy (three copies of A3 bound documents). Should you require any further copies of the submission documents, including printed sets of some or all of the drawings at full size, please do not hesitate to contact me. A cheque for £85 is also included as payment of the fee for an approval of details application. I understand the application for tree works within a conservation area carries no fee.

We trust the foregoing is acceptable and we look forward to a timely decision on the applications.

Yours sincerely



Alexandra Woolmore
Project Manager