

London Borough of Camden  
Environment Department (Development Control)  
Camden Town Hall  
Argyle Street Entrance  
Euston Road  
London  
WC1H 8ND

~~234~~ May 2004

Dear Sirs

**King's Cross Central -  
Conservation Area Consent Application for Various Unlisted Buildings/Structures within King's  
Cross Central - land between Euston Road, St Pancras Station, Midland Main Line, the New  
Channel Tunnel Rail Link, York Way and King's Cross Station, King's Cross**

This covering letter accompanies the conservation area consent application submitted today to the London Borough of Camden by Argent St George, London & Continental Railways and Exel plc (the "applicants") in relation to various unlisted buildings/structures within King's Cross Central. This is one of the eight heritage applications being submitted today by the applicants in parallel with the outline planning application also being submitted today in relation to the Main Site at King's Cross Central. A separate outline planning application is also being submitted today by the applicants to the London Borough of Camden and the London Borough of Islington respectively in relation to the Triangle Site which also forms part of the King's Cross Central proposals.

The heritage applications seek consent to undertake demolition and other works that are necessary to deliver the comprehensive development of the Main Site.

The enclosed application seeks conservation area consent for the demolition of the following unlisted buildings and structures:

- (i) Laser Building
- (ii) Exel Bridge
- (iii) Bakery Building, Fence & Gate
- (iv) Filling Station
- (v) Gas Governor
- (vi) Electricity Substation
- (vii) Storage Shed
- (viii) Security Building
- (ix) Portacabins & Small Office
- (x) Milk Dock Building & Walls
- (xi) Hydraulic Switch Rooms & Gas Meters
- (xii) Gas Holder Walls (Goods Way & Battle Bridge Road)
- (xiii) Granary Complex Walls (part walls and part fences)
- (xiv) Regent's Canal Walls
- (xv) Wall Adjacent Camley Street Natural Park
- (xvi) Telegraph Poles
- (xvii) King's Cross Station Car Park (buildings/structures associated with car park)

The documents which form part of the conservation area consent application are:

1. Conservation area consent application form
2. Plan CAC/1 - location plan
3. Plan CAC/2 - site plan
4. Plan CAC/3 - photographs : structure 1 - 8
5. Plan CAC/4 - photographs : structure 9 - 17 (excluding 14)
6. Plan CAC/5 - Regent's Canal Walls : plan
7. Plan CAC/6 - Regent's Canal Walls : sections
8. Plan CAC/7 - Regent's Canal Walls : sections

Also submitted in support of the conservation area consent application, but not formally forming part of the application, is a supporting statement explaining the full details of the proposed works and the rationale underlying the proposal.

Ten copies of each submitted document are being supplied to the Council. No fee is payable for this application. Certificate C accompanies the application as the ownership of two of the structures (structure no (v) - the Gas Governor and structure no (xii) - the Gas Holder Walls (Goods Way and Battle Bridge Road)) has not been definitively established. As required on the Council's application form in cases where Certificate C is lodged, a site notice is being posted at the site of the Gas Governor and the Gas Holder Walls (Goods Way and Battle Bridge Road) giving notice of the application.

You will note from the application form that the agent for the submission of the application is Robert Evans of Argent St George. Whilst we appreciate that it may be necessary for discussions and correspondence to take place between officers of the Council and our consultants in relation to the heritage applications generally, we would request that any correspondence relating to the formal processing or determination of the application is sent to Robert Evans.

The grant of conservation area consent pursuant to this application would help to facilitate the much needed development and regeneration of the King's Cross Opportunity Area and with it the delivery of many significant benefits, fully in line with the aspirations and objectives enshrined within planning policy and guidance at all levels and the results of extensive community consultation.

We look forward to discussing the application with you and to its early determination.

We should be grateful if you would acknowledge safe receipt of this letter and enclosures and confirm to us as soon as the application has been registered.

Yours faithfully



**Robert Evans**  
**Argent St George**  
For:  
Argent St George  
London & Continental Railways  
Exel plc