

2014 / 5272 - RESERVED MATTERS

King's Cross

2014 / 5273 - FULL PLANNING

Ms Jenna Litherland
Planning and Development Control
London Borough of Camden
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

8 August 2014

Dear Ms Litherland

**KING'S CROSS CENTRAL: SUBMISSION OF DETAILS OF RESERVED MATTERS
IN RESPECT OF THE FISH AND COAL OFFICES (FCO) AND THE EASTERN
WHARF ROAD ARCHES (EWRA) IN DEVELOPMENT ZONE I AND ASSOCIATED
APPLICATION FOR FULL PLANNING PERMISSION FOR THE CONSTRUCTION
OF A NEW CONSERVATORY ROOF EXTENSION FOR RETAIL CLASS A3/A4 USE,
TO INCLUDE A PLANTER AND TERRACE AND INCLUDING THE REMOVAL OF
THE EXISTING ROOF OF BLOCK 4 OF THE FCO**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for the approval of Reserved Matters in respect of the Fish and Coal Offices (FCO) and Eastern Wharf Road Arches (EWRA) and a separate and associated application for full planning permission for the construction of a new conservatory, requiring the removal of the existing roof of Block 4 of the FCO. Accordingly, we enclose two cheques; one for £385.00, being the requisite planning fee for the submission of Reserved Matters; and one for £770.00, being the requisite fee for the full planning application, along with the following:

- two signed and dated application forms;
- planning compliance report;
- drawing package;
- urban design report;
- full conservation plan;
- access and inclusivity statement;
- earthworks and remediation plan;
- environmental sustainability report;
- written scheme of investigation for building recording, by MOLA, dated 2014;
- written scheme of investigation for an archaeological watching brief, by MOLA, dated 2014; and
- written scheme of investigation for archaeological recording, by PCA, dated 2008.

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 4 Stable Street King's Cross London N1C 4AB acting by its general partner **King's Cross Central General Partner Limited** (company registration number 6387691) having its registered office at 4 Stable Street aforesaid.

Full details of the proposed Reserved Matters, and of the proposals for the conservatory extension are set out in the Compliance Report included with this submission. Part 2 of the Compliance Report additionally contains an appraisal of the proposal for the conservatory extension against relevant planning policy of the London Borough of Camden, in support of the full planning application. The drawing package contains drawings for approval in respect of both the Reserved Matters submission and the full planning application. An Urban Design Report is submitted in respect of the Reserved Matters submission; a section within this document relating to the conservatory extension acts as the Design Statement for the full application. A separate Access and Inclusivity Statement is included in respect of the Reserved Matters submission, and a separate section within this document in respect of the conservatory extension acts as the Access Statement for the application. Further supporting documents, including a Full Conservation Plan, an Earthworks and Remediation Plan, and an Environmental Sustainability Report are submitted in support of both applications.

To note, the 2008 WSI for archaeological recording was in respect of the FCO only, and the 2014 WSI for an archaeological watching brief additionally includes the EWRA and the Wharf Road Viaduct.

The submission of details of Reserved Matters in respect of the Fish and Coal Offices (FCO) and the Eastern Wharf Road Offices (EWRA) includes landscaping of the Coal Drops Ramp and a part of the Coal Drops Yard at Canal level, and landscaping for the Wharf Road Viaduct. The full planning application is for the construction of a new conservatory extension for retail (Class A3/A4 use), including a planter and terrace, and the works involved include the removal of the roof of Block 4 of the FCO.

The development of the FCO and EWRA including landscaping comprises offices and retail units which have been designed closely alongside Jamie Oliver Ltd., who will be occupying the FCO and EWRA as their head office, and two retail units comprising a bar and a restaurant, of which the proposed conservatory forms a part.

The design proposals for the FCO and EWRA comprise the opening up of the floorplates within the FCO and the installation of a double sided lift and a new stair core, along with the refurbishment of the existing staircase, increasing flow and accessibility through the building. Works to the EWRA include the opening up of the infills of the arches and replacing these with window openings along the southern elevation, giving views out along the Canal Towpath from the restaurant within; and the installation of retail frontages along the northern elevation facing out onto the Coal Drops Yard. Landscaping works to the Coal Drops Ramp and Yard is primarily to facilitate outdoor seating, and to improve surface finish and facilitate accessible movement throughout. Landscaping proposals for the Wharf Road Viaduct is for an 'urban garden', inspired by the High Line in Manhattan, New York and the Promenade Plantee in Paris, with paving, planting and seating along the length of the viaduct, stretching out towards the re-erected Gas Holders.

The proposal for the conservatory extension falls outside of the scope of the Outline Planning Permission. It was not envisaged originally as part of the works to the FCO, and therefore we are applying for the works under a separate full planning application. The proposal is integral to the design and functionality of the building going forward, supporting the proposed retail use of the Building by Jamie Oliver Limited, and adding to the retail offer and the vibrancy and character of King's Cross. Comprehensive discussions and consultation have been held throughout the design process for the FCO and EWRA including the conservatory extension, with London Borough of Camden officers and other stakeholders.

I trust that the above information is acceptable, and I look forward to receiving confirmation that the application has been validated and is in progress. Should you have any queries, please do not hesitate to contact me.

Yours sincerely



Laura Murray
Planner

Enc.