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31 October 2014

Our ref: JCW/JAQ/J7405

Your ref:

Dear Sir

Kings Cross Central Building B1

We write on behalf of our client, Google UK Limited, to submit a planning application for new plant at building B1, Kings Cross Central.

Accordingly, this application comprises:

- Application forms, duly signed;
- Planning Statement;
- Existing and Proposed drawings (including red line location plan first);
- Noise impact assessment; and
- CIL Requirement Form.

Sent under separate cover by post is a cheque for £1,925, this being the requisite application fee.

Background

Building B1 is located to the south of the Regent's Canal, between Pancras Road and Pancras Square, to the east of St Pancras station. The building, currently nearing completion, comprises thirteen storeys and has two cores. The predominant use of the building as permitted is offices, with retail at the ground floor and basement space below.

Google UK Limited has entered an agreement for lease, to occupy office space at the building. Google's operations as a developing business within the new media industry are likely to include heavy mechanical demands, with the subsequent need for high volume air intake to achieve the air quality and functionality their business requires. Although the building as currently approved has accommodated this to a degree with louvres at some parts of the building, Google's demands will exceed this provision. The level of air intake must therefore be increased by improving the amount and capacity of plant at the building.

Although Google will occupy space toward the top of the building, they will not occupy the top floor. This means that Google UK Limited will have no access to the roof, and therefore cannot alter the rooftop plant in order to increase air intake.

The Proposal

This application therefore seeks planning permission for:

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“Provision of additional louvres on facades at building B1, Kings Cross Central”

The existing building design accommodates a limited number of air intake louvres in the recessed façade reveals. This placement serves to minimise visual impact on the elevations. The proposal would see additional louvres situated at certain façade reveals of the building, as shown on the proposed drawings, to form atmospheric terminations for the new internal building services plant. The limited extent of these additions, and their location within the façade reveals, means that there will not be a substantial visual impact as a result of the proposals, as the current louvres are within the recessed façade reveals.

A noise impact assessment has also been submitted as part of the application. This demonstrates that the installation of the louvres will maintain compliance with the acoustic parameters of the site-wide outline planning permission for the Kings Cross Central development (reference 2004/2307/P) and subsequently approved reserved matters (reference 2011/4713/P). The approved reserved matters outlined the agreed noise emission criteria, which have been described in the attached noise impact assessment. The design of the ventilation systems which will connect to the proposed louvres at the building is still in progress, but is being specified to meet the noise emissions criteria in Table 3. The design will include in-duct attenuators and lined plenums at each atmospheric connection to the louvres in order to achieve this. The noise impact assessment shows that the tenant plant is being designed to meet noise emissions criteria (Table 3) which do not exceed the plant noise emission criteria approved as part of the approved reserved matters associated with the outline planning permission (Table 1).

This proposal therefore complies with the relevant planning policy, and is consistent with the approach adopted to external plant and noise mitigation in the outline application. The proposal should therefore be granted planning permission accordingly.

We trust that you have all of the information that you require. Should you need anything further, please contact Justin Quiney (020 7333 6287) of this office.

Yours faithfully



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