

King's Cross

Seonaid Carr
Planning and Development Control
London Borough of Camden
3, Pancras Square
London
N1C 4AH

6 November 2014

Dear Seonaid

King's Cross Central: Reserved Matters submission for Building B5

Please find enclosed an application for approval of details relating Building B5, an eleven storey (excluding lower ground and basement levels) office building, with retail at ground floor, and landscaping. The submission site is located in the southern half of the King's Cross Central ('KXC') development, in Development Zone B.

Details for the secondary street between Buildings B3 and B5 (the B3/B5 'finger') were previously approved as part of the revised Reserved Matters submission for the Zone B Public Realm (ref. 2011/5434/P) and subsequently as part of Reserved Matters for Building B3 (ref. 2011/4090/P). Details for the secondary street between Buildings B5 and B6 (the B5/B6 'finger') were also approved as part of the Zone B Public Realm approval. Further, details relating to Goods Way were approved as part of the Regent's Canal South, Goods Way and Boulevard approval (ref. 2008/3731/P). The landscape revisions proposed with this submission are minor, in response to the placement of entrances, including the cycle parking facilities entrance in the north western corner of Building B5 and entrances to Building B6, which received revised Reserved Matters Approval in August 2014, with reference 2014/4125/P.

As such, revised and updated details for the B3/B5 and B5/B6 'fingers' and for part of the Goods Way pavement are now submitted for approval alongside new details for Building B5.

The application is made by Argent (King's Cross) Limited on behalf of King's Cross Central General Partner Limited ('KCCGPL'). KCCGPL brings together the project investors who made the original KXC outline planning application, namely Argent (King's Cross) Ltd, Excel Plc and London and Continental Railways Ltd.

The submission addresses the relevant conditions set out in the Outline Planning Permission granted on 22 December 2006, with reference 2004/2307/P.

The proposed Building B5 provides the final 'keystone' building that closes Pancras Square. It also encourages movement through Development Zone B and through the KXC site as a whole, with revised proposals for the secondary routes leading from Pancras Square to Goods Way.

King's Cross Central Limited Partnership

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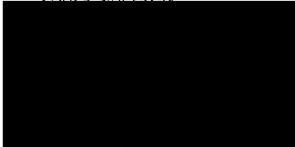
King's Cross Central Limited Partnership is a limited partnership formed under the provisions of the Limited Partnerships Act 1907 (registration number LP12617) of 4 Stable Street King's Cross London N1C 4AB acting by its general partner **King's Cross Central General Partner Limited** (company registration number 638769) having its registered office at 4 Stable Street aforesaid.

The proposals are set out in more detail in the enclosed submission documents, which include the following:

- Compliance Report;
- Drawing Package;
- Urban Design Report;
- Environment Sustainability Plan; and
- Access and Inclusivity Statement.

The London Borough of Camden application form is submitted alongside one hard copy of the first three documents, and one electronic copy (on CD) of the full set of documents listed above, with a cheque for £385 as payment of the application fee. I trust that you will find this submission to be in order, but please do not hesitate to contact me should you have any queries.

Yours sincerely,



Lucy Hawkes
Project Manager (Planning)

Enc.