

Ms Jenna Litherland
Planning and Development Control
London Borough of Camden
2th Floor
5 Pancras Square
London
N1C 4AG

26 October 2015

Dear Ms Litherland

APPLICATIONS FOR FULL PLANNING PERMISSION, RESERVED MATTERS APPROVAL AND LISTED BUILDING CONSENT: COAL DROPS YARD, THE KING'S CROSS CENTRAL DEVELOPMENT SITE, KING'S CROSS, LONDON N1C 4AB

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed applications for reserved matters approval, full planning permission and listed building consent in relation to the Coal Drops Yard. The application for reserved matters approval is pursuant to the Outline Planning Permission for the King's Cross Central site dated 22 December 2006 (reference 2004/2307/P).

These applications are accompanied and supported by:

- signed and dated application form for reserved matters approval;
- signed and dated application form for full planning permission (of which Sections 18 and 20 are not completed within the form, but the relevant information is included within the attached schedule);
- signed and dated application form for listed building consent;
- CIL: planning application additional information requirement form;
- a cheque to the sum of £30,975.40 (£30,590.40 (for the full application) and £385 (for the reserved matters application));
- architectural and public realm drawing package;
- Planning Statement (with Compliance Statement);
- Design and Access Statement;
- Heritage Statement;
- Environmental Sustainability Plan (including Wind Assessment and Ecology Report);
- Earthworks and Remediation Plan;
- Written Scheme of Investigation for Archaeology;
- Retail Statement (including Retail Impact Assessment);
- Transport Statement; and
- Operational Noise Assessment Report.

The Coal Drops Yard lies to the north of the Regent's Canal and to the west of Granary Square within Development Zones I (part) and M of King's Cross Central site. The Coal Drops Yard is bounded to the east by Stable Street, to the north by Lewis Cubitt Square and to the west by Development Zone N (the Gasholder Triplets). The whole of the Coal Drops Yard lies within the Regent's Canal Conservation Area. The three existing buildings within the Coal Drops Yard,

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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.

namely, the Eastern Coal Drops, the Western Coal Drops and the 16 westernmost arches of the Wharf Road Arches, are proposed to be retained and refurbished. The Eastern Coal Drops building is listed Grade II.

The proposals are to refurbish the existing buildings to create a new retail destination with a new public space within the Yard between the buildings. The proposals include a new upper level spanning between the Eastern and Western Coal Drops to intensify the retail floorspace and to provide a larger anchor unit to complement the cellular units within the existing buildings.

As described in more detail within the accompanying Planning Statement, the proposals comprise three applications:

- an application for reserved matters approval (the Western Wharf Road Arches, the southern anchor of the Eastern Coal Drops, its adjacent viaduct and the public space between the buildings);
- an application for full planning permission (the Western Coal Drops and its viaduct, the Eastern Coal Drops (less the southern anchor unit), its viaduct, the new upper level and Lower Stable Street); and
- an application for listed building consent (the Eastern Coal Drops).

The Western Wharf Road Arches, the southern anchor unit of the Eastern Coal Drops and the public space within the Yard are unaffected by the proposed new upper level or works associated with its construction and are in line with the Outline Planning Permission. Consequently, the detailed proposals for these parts of the Coal Drops are being brought forward as reserved matters, pursuant to the Outline Planning Permission. All other areas have been included within the application for full planning permission. The works proposed to the listed Eastern Coal Drops, including a proposed partial cut back of the northern 12 bays of the Eastern Coal Drops viaduct, are also subject to an application for listed building consent.

The enclosed documentation and information supports all three applications.

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

Yours sincerely



Laura Murray

Enc.

SCHEDULE

Notes to application form for full planning permission

Section 18: All Types of Development: Non-residential Floorspace

The existing buildings are currently vacant (since circa 2008). Their last known uses were as warehousing and a nightclub. The northern section of the Eastern Coal Drops was damaged by fire in the 1980s: there is no floor at viaduct level and no roof. It is therefore difficult to accurately calculate the existing floor area. The floorspace within the full planning application boundary for warehousing and nightclub use is circa 6,624m² (gross internal) (which would be approximately 7,482m² (gross internal, if the floor were replaced at the northern end of the ECD)).

The total gross internal floorspace of the proposals within the full planning application boundary for A1 to A4 uses is 7,558m².

The total gross external area within the full planning application for A1 to A4 uses is 11,277m² (of which 9,758m² GEA is proposed for A1/A2 retail uses and 1,192m² GEA is proposed for A3/A4 retail uses and 327m² GEA is for cycle space and plant).

Please refer to the accompanying Planning Statement for full details of the floorspace breakdown for each of the full and reserved matters applications by use, building and level.

Section 20: Hours of Opening

The proposed hours of opening for the A1/A2 retail units are as follows (subject to requirements of any servicing management plan):

Monday to Saturday - 08:00 – 23:00

Sunday - 08:00 – 23:00 (subject to Sunday trading requirements)

The proposed hours of opening for the A3/A4 retail units are as follows (subject to requirements of any servicing management plan):

Monday to Thursday - 08:00 – 00:30

Friday and Saturday - 08:00 – 01:30

Sunday - 08:00 – 23:30 (subject to Sunday trading requirements)