

King's Cross

Josleen Chug
Planning and Development Control
London Borough of Camden
3 Pancras Square
London N1C 4AH

11 December 2015

Dear Josleen,

**King's Cross Central: Minor Amendments to Reserved Matters Approval for Building R7,
Planning ref. 2015/0368/P**

Please find enclosed an application for minor amendments to Building R7, as approved as part of the Reserved Matters Approval in April 2015 (ref. 2015/0368/P).

The application is made by Argent (King's Cross) Limited on behalf of King's Cross Central General Partner Limited ('KCCGPL').

The proposed minor amendments do not alter the concept or principles of the approved scheme. Rather they reflect an evolution of the original scheme and have arisen from the design development of the building. The minor amendments include:

- Removal of lower basement and reconfiguration of parts of the upper basement to provide a Cycle Spa at this level only; and, raising of Finished Floor Level ('FFL') to Cycle Spa and to disabled parking area/ loading bay above.
- Doors added/reconfigured in various locations at ground floor.
- Reconfiguration of the Forum, Back of House facilities and North East B1 unit at ground floor.
- Reconfiguration of the cinema, retail and B1 office circulation areas at ground and mezzanine levels, including removal of office entrance door and setback of the mezzanine floor above the office entrance lobby area, to create a double height space.
- Eastern mezzanine FFL's raised.
- Removal of 4 no. toilets on office floors.
- Replacement of some sliding glazed doors to terraces with fixed glazed panels.
- Removal of Option A (meeting room at roof level); reconfiguration of rooftop areas in Option B, including of terrace and green and brown roof areas, and reduction of western core. Addition of one door, and relocation of another, onto the roof terrace.
- Amendments to façade, including: removal of all openable vents to office floors and rooftop plant facades railing to north of rooftop terrace height increased; on the North West corner of the building, replacement of opaque glazed panels with solid metal panels at ground floor; on the South East corner, replacement of solid panels with glazing at Levels 7, 8 & 9; louvres, shutters and doors reconfigured on East elevation at ground and mezzanine levels; and, west core elevation articulated cladding replaced with flat solid metal panels with perforations.
- Replacement of pre-cast concrete cladding with white painted plasterboard to internal side to columns and construction of colonnade revised to remove visible joints.

King's Cross Central Limited Partnership
4 Stable Street, London N1C 4AB

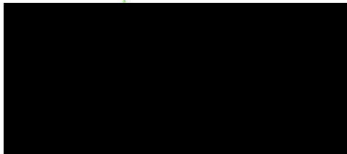
King's Cross Central Limited Partnership (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 4 Stable Street King's Cross London N1C 4AB acting by its general partner King's Cross Central General Partner Limited (company registration number 6387691) having its registered office at 4 Stable Street aforesaid.

- Reduction of basement floorspace area by 132m² GEA and of the number of cycle parking spaces from 273 to 212 spaces, that is to say still significantly over the 90 spaces required by the Outline Planning Permission.
- Reduction of overall floorspace by 44m² GEA.

The proposals are set out in detail in the enclosed Submission Statement, with reference to the relevant Outline Planning Permission conditions. The same document also contains the approved and substitute drawings for approval.

The London Borough of Camden application form is submitted alongside an electronic copy of the Submission Statement (on CD) [REDACTED] I trust that you will find this application to be in order, but please do not hesitate to contact me should you have any queries.

Yours Sincerely,

A large black rectangular redaction box covering the signature area.

Lucy Hawkes