



Dear Josleen,

**RE: 2015/7241/P - Kings Cross Central - Main Site Building R7 Development Zone R York Way London**  
Reserved matters in connection with Building R7, including minor amendments to the original reserved matters application (granted 22/04/2015 ref: 2015/0368/P) for the erection of a 9-11 Storey office building (class B1) (excluding basement, mezzanine and roof levels), with a three screen cinema (class D2), retail/food and drink (class A1-A3/A5), and further office uses at ground floor level with new landscaping along the pavements adjacent to the west, south and east of the proposed building, along Beaconsfield Street, and Handyside Street (formerly Goods Street) and York Street in compliance with condition no's 6, 12, 14, 16-22, 27, 28, 31, 33-38, 44-46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement reference: 2004/2307/P dated 22/12/06 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area. The amendments relate to removal of lower basement and associated reconfiguration of upper basement level involving the reduction of cycle spaces from 273 to 212 and reconfiguration of the cycle spa; various internal alterations including reconfiguration of circulation areas, doors and office floors toilets; removal of meeting room at roof level (Option A) and reconfiguration of rooftop areas; façade amendments.

Thank you for consulting Transport for London (TfL) on the above mentioned application. Whilst TfL has no strategic concerns over the proposed minor amendments, the proposed decrease in cycle parking spaces is excessive given the overall reduction in floorspace is 44sqm GEA. TfL recommend that cycle parking is provided in accordance with London Plan (2015) standards.

Kind regards,  
Bhavna

**Bhavna Kerai | Planner | TfL Planning**  
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For more information regarding the TfL Borough Planning team, including TfL's *Transport Assessment Best Practice Guidance*, and pre-application advice please visit <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications>.

**Please note the changes to our pre application fees from 1<sup>st</sup> November 2015**

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