

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

1 March 2016

Dear Josleen

King's Cross Central: Minor Amendments to Reserved Matters Approval for Building R7, Planning ref. 2015/7241/P: Replacement Drawings

Following our conversation regarding the provision of green and brown roofs for Buildings R7 and R8, please find enclosed four replacement drawings in support of the above submission, which was submitted as an amendment to the Building R7 Reserved Matters Approval (April 2015, ref. 2015/0368/P).

A need for additional plant at rooftop levels was identified following discussions with the future tenants of Building R7, which would impact either on the layout of the roof terrace, and specifically provision of green and brown roof area.

Given that: the approved Building R7 and the soon to be submitted Building R8 have replaced a previously approved single Building R2; the Priority Zones for Green/Brown Roofs and Wind Turbines covers Plots R7 and R8; that Building R8 has a much larger roof surface area than Building R7; and, that Condition 46 of the Outline Planning Permission (ref. 2004/2307/P) requires the provision of at least 15% of the roofs of new buildings to be green/brown roofs at a KXC site-wide level, it was deemed acceptable to re-provide any green/brown roof area lost from Building R7, on to Building R8.

Enclosed with this letter are four substitute drawings for approval, as follows:

- A206 A (01) P 112B P8
- A206 A (01) P 113B P6
- A206 A (01) P 114 P6
- A206 A (01) P 203B P10

These drawings show the current proposals for the different roof levels, illustrating the proposed green and brown roof areas, which amount to a total of 249m² GEA, that is to say 14.3% of the building's total roof area. This equates to a loss of 73m², down from the 322m² (18.4%) initially proposed as part of the minor amendments submission.

It should be noted, however, that: this figure had been raised from the Reserved Matters approved figure of 243m² (14.6%); the site-wide average remains well above the 15% requirement; and, again, that the 73m² will be re-provided on Building R8.

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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.

Details of the green/brown roof provision for Building R8, along with that for all new buildings within the priority zone already constructed, approved or submitted (including the updated figure for Building R7), will be submitted with the Reserved Matters details for Building R8, envisaged for mid-March 2016.

I trust that you will find the drawings to be in order, but please do not hesitate to contact me should you have any queries.

Yours sincerely



Lucy Hawkes
Planner

Enc.