



**ARGENT**

Ms Seonaid Carr  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

5 October 2016

Dear Seonaid

**KING'S CROSS CENTRAL – OUTLINE PLANNING PERMISSION DATED 22 DECEMBER 2006 WITH  
REFERENCE 2004/2307/P / RESERVED MATTERS DETAILS FOR BUILDING Q2 AND ASSOCIATED  
FULL PLANNING APPLICATION FOR TEMPORARY USE IN BUILDING Q2**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed a submission for approval of Reserved Matters in relation to Building Q2 in Development Zone Q of the King's Cross Central development. A separate full planning application for a proposed temporary use of Building Q2 as a Construction Training Centre alongside a fitness suite (Classes D1/D2) for up to 3 years is submitted in parallel with this submission. Accordingly, we enclose signed and dated copies of the appropriate application forms, two cheques for £385.00 each, being the requisite planning fees, and the following documents which support both applications:

1. A Compliance Report, which provides a comprehensive overview of how the relevant pre-commencement planning conditions and Section 106 obligations are being addressed in respect of the proposed building and surrounding public realm;
2. A Drawing Package, comprising building and landscape plans, elevations, sections and details;
3. An Urban Design Report, including an explanation of the design approach and proposals and a response to the Design Guidelines;
4. An Access and Inclusivity Statement;
5. An Earthworks Remediation Plan; and
6. An Environmental Sustainability Plan.

The submission site comprises Building Q2, a two storey building which will eventually provide public sports facilities; new landscaping along Wilberforce Street from the southern boundary of Plot Q2 to its junction with Beaconsfield Street (the southern section of Wilberforce Street has already been approved as part of the Reserved Matters submission for Building R7, ref. 2015/0368/P); improvements to a section of the western footpath along York Way alongside the east façade of Q2; and revised landscaping details for the R4 Courtyard which sits between Wilberforce Street and Rubicon Court (Building R4). Details

**Argent (King's Cross) Limited**  
4 Stable Street, London N1C 4AB  
Telephone: +44 (0)20 3664 0200  
[www.argentllp.co.uk](http://www.argentllp.co.uk)

Registered office: 4 Stable Street, London N1C 4AB Registered Number: 3965242

of the R4 Courtyard were previously approved as part of the Reserved Matters submission for Building R4 in 2010 (ref. 2010/0389/P) and later amended by a separate Reserved Matters submission for R5 North (ref. 2011/0431/P). The design has now been updated to reflect wider changes to the layout of Development Zone R, in particular the replacement of Building R2 with buildings R7 and R8 and the creation of a vehicular route (Wilberforce Street), running between Handyside Street and Beaconsfield Street.

Although Building Q2 will ultimately function as a public sports facility, it has been designed to allow two phases of use. In the temporary phase, the building could accommodate a Construction Training Centre at lower ground floor (Class D1), replacing the current facility on the Triangle Site (Development Zone W) (ref. 2008/0057/P), alongside a fitness suite at upper ground floor level (Class D2). In the 'permanent state', the building would provide a public indoor sports hall and fitness suite (Class D2) across both levels, to be operated by Camden Council (or an operator appointed to manage the facility on its behalf). The proposed building has therefore been developed in consultation with Camden Sports and Leisure team and staff at the existing Construction Training Centre to ensure it meets their operational requirements in both the temporary and permanent phases. The design team have also referred to the current Sports England standards to ensure it meets the recommended size for a four court sports hall, which has been revised since the outline planning permission was granted.

I trust that you will find this application to be in order, and look forward to receiving confirmation that the application has been validated. However, please do not hesitate to contact me should you have any queries.

Yours sincerely

pp 

**Alexandra Woolmore**  
Senior Projects Director

Enc.