

Your ref: 2016/3862/PRE
Our ref: MR/JC/37024
DD: 020 3837 9884
E: Matt.richards@bidwells.co.uk
Date: 18/11/2016

FAO Laura Hazleton
Planning Solutions Team
Planning and Regeneration
London Borough of Camden
2nd Floor, 5 Pancras Square
London
N1C 4AG

Dear Ms Hazleton

159 - 163 KING'S CROSS ROAD, WC1X 9BN

On behalf of our client, Balcap RE Ltd, we are pleased to enclose an application for planning permission and listed building consent for:

"The demolition of existing building and redevelopment of the site including the erection of a three storey building plus the excavation of a basement to provide office (Class B1a) use at ground, first and second floors and flexible gallery use (Class D1) use or office use at basement level. The installation of sedum green roofs and provision of associated cycle parking, waste storage and plant."

This submission is supported by the following documents:

- Completed planning application forms;
- Appropriate fee of £5,005.00 (to be paid by BACS);
- Completed CIL forms;
- Site Location Plan;
- Design and Access Statement, prepared by Marek Wojciechowski Architects;
- Detailed planning drawings (existing, demolition and proposed), prepared by Marek Wojciechowski Architects;
- Planning Statement and Heritage Statement, prepared by Bidwells;
- Daylight and Sunlight Assessment, prepared by Malcom Hollis;
- Basement Impact Assessment and Structural methodology statement, prepared by Paramabrook;
- Construction Management Plan, prepared by Motion;
- Statement of Community Involvement, prepared by Four Communication;

25 Old Burlington Street, London W1S 3AN
T: 020 7493 3043 E: info@bidwells.co.uk W: bidwells.co.uk

- Acoustic Report, prepared by KP Acoustic;
- Energy and Sustainability Statement, prepared by Cundall;
- Archaeology Report, prepared by Archaeology South-East; and
- Transport Statement, prepared by Motion.

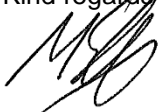
The site comprises land to the rear of 159 – 163 Kings Cross Road, London, which is enclosed by neighbouring properties, and as such is landlocked. The proposals seek to demolish the existing light industrial building and redevelop the site to provide a new office building, including the excavation of a basement. The proposals will add much needed additional commercial floorspace to the Borough and includes a flexible space at basement level, which could be used for offices or as a gallery / exhibition space.

The proposed change of use of the site from light industrial to office use is considered appropriate to this Central London location and accords with the Council's drive for more flexible office accommodation. The Applicant is extremely keen to ensure the proposed scheme reflects and respect its location within the Kings Cross Conservation Area and the adjacent listed buildings of Derby Lodge. This has driven the design of the proposed building and the choice in material pallet.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposed development accords with the Development Plan and we would therefore respectfully request that it is approved.

We look forward to receiving confirmation that the application has been validated, but should you have any questions, please do not hesitate to contact me should you require any further information.

Kind regards



Matt Richards
Partner, Planning

Enclosures