



**ARGENT**

Ms Kate Phillips  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden  
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29 November 2016

Dear Kate

**King's Cross Central, Building B6: Full Planning Application for the creation of new A1-A5 retail use and ancillary retail storage floorspace at upper basement level, to extend two retail units over ground and upper basement levels; and for an additional signage zone and the replacement of four double glazed door panels with four large fixed glazed panels on the north elevation, at ground floor.**

Please find enclosed an application for full planning permission relating to Building B6 (also known as 3 Pancras Square), within Development Zone B of the King's Cross Central ('KXC') development, for the creation of new floorspace at upper basement level (comprising A1-A5 retail use and ancillary retail storage), to extend Units 3 and 5 over ground and upper basement levels; and for an additional signage zone and the replacement of four double glazed door panels with four large fixed glazed panels on the north elevation, at ground floor, in relation to Unit 4.

The application is made by Argent (King's Cross) Limited on behalf of King's Cross Central General Partner Limited ('KCCGPL'). KCCGPL brings together the project investors, namely Argent (King's Cross) Ltd and AusSuper.

Accordingly, this application comprises the following:

- Completed application form, duly signed;
- This cover letter, which describes the proposals and provides statements regarding Design and Access and Policy Considerations;
- Site Location Plan (Drawing No. PL/14/01/A);
- Approved Ground Floor Plan (Drawing No. PL/14/05);
- Approved Upper Basement Floor Plan (Drawing No. PL/14/18);
- Approved North Elevation (Drawing No. PL/14/28);
- Proposed Ground Floor Plan (Drawing No. PL/14/05/A);
- Proposed Upper Basement Floor Plan (Drawing No. PL/14/18/A); and
- Proposed North Elevation (Drawing No. PL/14/28/A).

A cheque for £1540.00, being the requisite planning fee, is enclosed.

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## **Background to the Proposals:**

Outline Planning Permission (with reference 2004/2307/P) was granted in 2006 to permit the mixed-use redevelopment of the KXC Area. Building B6, located in Development Zone B of KXC, is a predominantly office building, with A1-A5 retail at ground floor, for which Reserved Matters approval was granted in August 2014 (with reference 2014/4125/P). Ancillary plant and retail storage are provided at upper basement level, while the lower basement level provides space for refuse and recycling storage, bicycle parking and other ancillary uses. The B6 basement connects to and is serviced via a large, shared basement beneath Development Zone B, with access off Pancras Road.

The building was Practically Completed in the Summer of this year. The office element has been passed over to the office tenant, Havas, a global communications agency, for fit-out; whilst the Applicant is in discussions with several different retail tenants, in relation to the A1-A5 retail units approved at ground floor.

This application relates specifically to the ground floor and upper basement uses only, and to the approved Units 3 and 4 only. No change is proposed to the approved Units 1 and 2.

At the time of the 2014 Reserved Matters submission, it was envisaged that the retail area at ground floor be divided into four units, although flexibility was also envisaged, with the approved Compliance Report stating that: *"such units may be subdivided further to create smaller units, depending on market demand."*

Following discussions with the prospective retail tenants, the current intention is to have five units rather than four (see enclosed approved and proposed ground floor plans, Drawings PL/14/05 and PL/14/05/A, respectively), with Units 3 and 4 being reconfigured into Units 3, 4 and 5 and some additional retail circulation. The Applicant will notify the Council of the confirmed uses on the ground floor in due course, but to provide context to this application, the following uses are currently envisaged in the five units:

Unit 1: Café (A1)

Unit 2: Shop (A1)

Unit 3: Shop (A1)

Unit 4: Shop (A1)

Unit 5: Restaurant (A3)

A kitchen extract was built into the building core, so no amendments are required to support the potential restaurant uses. However, during tenant discussions, it has become clear that additional retail trading and storage space is necessary for the successful operation of these businesses, in relation to Units 3, 4 and 5. Specifically, additional retail trading space is required for Units 3 and 5, while a larger retail storage area is required for Unit 4. This application therefore seeks approval for floorspace extensions at upper basement level, as detailed below.



## **The Proposals**

### *Creation of new A1-A5 retail and ancillary storage floorspace at upper basement level*

The Approved Upper Basement Floor Plan, Drawing No. PL/14-18, includes fallow areas (hatched) of 297m<sup>2</sup> GIA (312 m<sup>2</sup> GEA) (excluding the small voids adjacent to the lift lobby). The proposal is to create new A1-A5 retail and ancillary storage floorspace at upper basement level by incorporating these fallow areas into the useable space (see submitted Drawing No. PL/14-18/A), to extend Units 3, 4 and 5 down to the upper basement level.

The allocation of 297m<sup>2</sup> GIA of new upper basement floorspace across the three units, and reconfiguration of existing upper basement floor space, would result in a total retail trading area of 377m<sup>2</sup> GIA and 838m<sup>2</sup> GIA for Units 3 and 5, respectively, and for a new retail storage area in relation to Unit 4. The increase in retail trading space would be 210m<sup>2</sup> GIA for Unit 3 and 112m<sup>2</sup> GIA for Unit 5, equating to a total increase of 322m<sup>2</sup> GIA.

### *North elevation – changes to glazing and additional signage zone at ground floor*

This application also seeks approval for an additional signage zone on the north elevation, in relation to Unit 4, in the far left bay (as approved for the central and far right bays). Please refer to the Proposed North Elevation (Drawing No. PL/14/28/A).

Finally, approval is sought for the replacement of four double glazed door panels with four large fixed glazed panels on the north elevation, at ground floor, in relation to Unit 4. Please refer to the Proposed Ground Floor Plan (No. PL/14/05/A) and Proposed North Elevation (No. PL/14/28/A).

The changes to the glazing are proposed in accordance with the requirements of a prospective tenant (a retailer), but this does not exclude future use of this unit to accommodate a restaurant, for example, opening up to Canal Square. The central glazed double door on the North Elevation would remain, as well as the double door on the East Elevation (King's Boulevard), together providing sufficient customer access for a shop use. The unit benefits from a retail goods lift and servicing from the shared Zone B basement, which is accessed via a ramp off Pancras Road.

The intention of the above proposals is to accommodate high quality prospective tenants, which would make a strong contribution to the character of the King's Boulevard, Goods Way, Canal Square, and Pancras Square, by creating an attractive and high quality retail environment.

## **Design and Access Statement**

The proposals do not materially impact on the external appearance of the building, as the extension of the retail units to upper basement level would not be visible, and the fixed glazed panels would fit within the same frame as the approved glazed door panels.

The central glazed double door on the North Elevation and the double door on the East Elevation (King's Boulevard) together provide sufficient customer access to Unit 4 for a shop use. Lift access to all floors is provided in the central building core, so the upper basement levels of the units could be accessed in this way. In addition, soft spots within Units 3 and 4 could allow for internal lifts should the tenants wish to install these as part of their internal fit-out.

The principal and quantum of use is addressed in the following section.

## **Policy Considerations**

Camden's Local Development Framework has a number of policies relevant to this proposal, discussed below.

### *Principal of Use*

The principal of creating up to 5,350 m<sup>2</sup> of Class A1-A5 floorspace within Zone B has already been accepted in the KXC Outline Planning Permission (with reference 2004/2307/P). The principle of creating 1,401 m<sup>2</sup> of Class A1-A5 floorspace within Building B6 has likewise been accepted through the grant of Reserved Matters (with reference 2014/4125/P). The ancillary retail storage area is not considered part of the retail figure, as per the exclusions set out in Annex B of the Outline Planning Permission. The only planning issue for consideration is, therefore, creating an additional 322m<sup>2</sup> GIA (336m<sup>2</sup> GEA) retail trading (A1-A5) floorspace at upper basement level.

The upper basement level provides sufficient space for ancillary plant and retail storage, while servicing, refuse/recycling storage, and bicycle parking (in addition to further plant and storage space) is contained within the lower basement level, serviced via the shared Zone B basement. Therefore, the ancillary retail space at upper basement level is not required for servicing.

The creation of two units which extend over ground and upper basement levels would not impact negatively on the active frontages at ground floor level. On the contrary, the proposals aim to accommodate high quality prospective tenants, which would provide vibrant retail and food offerings to support the King's Cross Central destination. The proposals therefore align with Policies CS1 and CS2 of the Core Strategy, which seek to direct growth towards King's Cross as part of an extensive regeneration of this area, aiming to make it a 'vibrant' and 'attractive' destination.

In view of the above and the amount of approved Class A1-A5 use within Development Zone B, we consider the proposal for extension of Units 3 and 5 to be acceptable in principle.

### *Potential Cumulative Effect*

In respect of Development Zone B, one previous application for additional Class A1-A5 floorspace within basement areas in addition to the Outline Planning Permission has been submitted to date – namely, for the Drake and Morgan unit in Building B1, which was granted permission in 2014 (with reference 2014/2562/P). The Drake and Morgan application sought an additional 650 m<sup>2</sup>, which amounts to only a 4% increase in the total approved Class A1-A5 space south of the Regent's Canal (being 15,060m<sup>2</sup>).

This application, in relation to Building B6, amounts to only a further 2% increase, which we do not believe to be materially significant.

Elsewhere in Zone B, basement areas have in most cases been constructed, with essential service uses below retail units, which limits the opportunity for creation of additional retail floorspace. The exception to this is Building B5, for which a similar application is imminent, for a small increase in retail floorspace and ancillary storage, and general storage for the KXC Estate.



Outside Zone B, the scope for new basement floorspace is limited by the parameters set by KXC 016. Where basements have been approved and/or constructed, these are fully utilised for car/cycle parking, servicing and plant. The likelihood of similar applications to convert non-commercial basement space to commercial space is therefore low.

#### *Effect on Local Amenity*

Policy DP26 of Camden's development policies seeks to manage the impact of developments on occupiers and neighbours. Since there are no residential uses within Development Zone B or the surrounding area, the proposal would have no impact on local residential amenity.

Policy DP12 of the Development Policies Document and Camden Planning Guidance 5 both seek to manage the impact of town centre uses, particularly in relation to food and entertainment establishments. In particular, policies DP12 (f) and DP26 (e) seek to minimise the impact of unpleasant fumes and odours. Any fumes generated from Unit 5 would be removed using the kitchen extract and ventilation equipment, as existing in the building core. Any impact on pedestrian movement, as raised by Policy DP12 (d), will be minimal.


#### *Cycle Parking*

Secure staff cycle parking (of 174 cycle spaces) is located at lower basement level of Building B6. A further 70 visitor cycle spaces are provided within the adjacent Pancras Square on the secondary streets in Development Zone B and another 10 cycle spaces outside Building B6 on King's Boulevard. When considered against the total floorspace approved for Building B6, the number of staff and visitor spaces far exceeded the 89 spaces required by the Unitary Development Plan ('UDP') standards referred to in Condition 51 of the KXC Outline Planning Permission.

The additional 336 m<sup>2</sup> (GEA) of A1-A5 floorspace equates to an extra requirement of 4 cycle spaces (i.e. 1 space for staff and 1 space for customers per 250m<sup>2</sup> for A1 –A5 uses). The staff and visitor parking provided therefore still exceeds the overall requirement of 93 spaces.

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

Yours sincerely,



**Kate Hogarth**  
Assistant Project Manager (Planning)

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