



**ARGENT**

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

27 January 2017

Dear Kate

**King's Cross Central, Building B5: Full Planning Application for the creation of additional retail space (Use Classes A1-A5) within the north-eastern corner of the upper basement, and ancillary storage space and a new fire escape corridor in the B5/B6 Finger, for use in association with the north-eastern ground floor unit; and creation of new landlord storage space within the B5/B6 finger at lower basement level.**

Please find enclosed an application for full planning permission relating to Building B5 (also known as 4 Pancras Square), within Development Zone B of the King's Cross Central ('KXC') development, for the creation of additional retail space (Use Classes A1-A5) within the north-eastern corner of the upper basement, and ancillary storage space and a new fire escape corridor in the B5/B6 Finger (between Buildings B5 and B6), for use in association with the north-eastern ground floor unit; and creation of and new landlord storage space (for use by the KXC Estate) within the B5/B6 finger at lower basement level.

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 Plan (Drawing No. EPA KXC 05 102 P1);
- Existing Upper Basement/Lower Ground Floor Plan (Drawing No. EPA KXC 05 114 P4);
- Existing Lower Basement Floor Plan (Drawing No. EPA KXC 05 113 P0);
- Proposed Upper Basement/Lower Ground Floor Plan (Drawing No. EPA KXC 05 114 P5); and
- Proposed Lower Basement Floor Plan (Drawing No. EPA KXC 05 113 P1).

A cheque for £2,310.00, being the requisite planning fee, is enclosed.

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## Background to the Proposals

An outline planning permission, the 'Outline Planning Permission', (with reference 2004/2307/P) was granted in 2006 to permit the mixed-use redevelopment of the KXC Area. Building B5, located in Development Zone B of KXC, accommodates predominantly offices (Class B1) on the upper floors and shopping/food and drink uses (Classes A1-A5) at ground and lower floor levels. Reserved Matters approval for B5 was granted in January 2015 (with reference 2014/6968/P), and Minor Amendments were approved in November 2015 (with reference 2015/5234/P). The amendments included, amongst other things, a reduction of retail space at lower ground floor by 42m<sup>2</sup> (GEA) and a change of use of the south western and central eastern units from A1-A5 to flexible B1/A1-A5.

The B5 basement connects to and is serviced via a large, shared basement beneath Development Zone B, with access off Pancras Road. At Upper and Lower Basement Levels, there is an area between Building B5 and the adjacent Building B6, known as the 'B5/B6 Finger', which was included as Enabling Works in the Reserved Matters approval for Building B6 (granted in August 2014 with reference 2014/4125/P). A planning application for the creation of additional retail space and ancillary storage space within the existing basement of Building B6, as well as provision for a fire escape corridor connecting from B5, was approved in January 2017 (with reference 2016/6537/P).

The building is currently under construction, with Practical Completion expected in June this year. The office element has been fully let to Universal Music; whilst the Applicant is in discussions with several different retail tenants, in relation to the A1-A5 retail units at ground and lower ground floors.

This application relates only to the upper basement and lower basement levels.

## The Proposals

On the upper basement floor, there are currently several voids/fallow areas within the B5 footprint and in the B5/B6 Finger (see Existing Upper Basement/Lower Ground Floor Plan, Drawing No. EPA KXC 05 114 P4). The proposal is to create additional A1-A5 retail and ancillary storage floorspace within the upper basement level by incorporating some of these voids into the useable space (see Proposed Upper Basement/Lower Ground Floor Plan, Drawing No. EPA KXC 05 114 P5). The north-eastern retail unit would extend to incorporate the existing retail storage area and adjacent void, **increasing the trading space of this unit by 317m<sup>2</sup> GIA** (338m<sup>2</sup> GEA). (The total area of the north-eastern retail unit, over ground and lower ground/upper basement levels would be 1386m<sup>2</sup> GEA.) The ancillary storage area would shift across into the fallow area in the B5/B6 Finger (hatched in Drawing No. EPA KXC 05 114 P4), occupying 120m<sup>2</sup> GIA (126m<sup>2</sup> GEA). The total new upper basement floorspace created would be 157m<sup>2</sup> GIA.

At lower basement level, the proposal is to use the fallow area, measuring 248m<sup>2</sup> GIA (shown hatched in the Existing Lower Basement Floor Plan, Drawing No. EPA KXC 05 113 P0) to create new landlord storage (for the KXC Estate), measuring 221m<sup>2</sup> GIA (223m<sup>2</sup> GEA), and a new fire escape corridor, measuring 27m<sup>2</sup> GIA (29m<sup>2</sup> GEA), connecting the retail unit at upper basement level to the fire escape route through the adjacent Building B6 (approved in January 2017 with reference 2016/6537/P). These proposals, shown in the Proposed Lower Basement Floor Plan



(Drawing No. EPA KXC 05 113 P1), would result in the creation of new lower basement floorspace of 248m<sup>2</sup> GIA.

**The total new basement floorspace created, over upper and lower basement levels, would be 405m<sup>2</sup> GIA. This comprises 221m<sup>2</sup> GIA of storage use (Use Class B8), and 184m<sup>2</sup> GIA of retail use (Use Classes A1-A5).**

The intention of the above proposals is to accommodate a high quality prospective tenant, which would make a strong contribution to the character of King's Cross Central, by creating an attractive and high quality retail/food and drink environment.

### **Design and Access Statement**

The proposals do not impact on the external appearance of the building, as the extension of the retail unit at upper basement level would not be visible.

Access would remain as existing, with an additional exit route via a new fire escape corridor, connecting the retail unit at upper basement level to the fire escape route through the adjacent Building B6, as indicated in the Proposed Lower Basement Floor Plan (Drawing No. EPA KXC 05 113 P1). Approval for this connection within Building B6 was granted in January 2017 (with reference 2016/6537/P).

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 1,340m<sup>2</sup> of Class A1-A5 floorspace within Building B5 has likewise been accepted through the grant of Reserved Matters (as amended, with reference 2015/5234/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 317m<sup>2</sup> GIA (338m<sup>2</sup> GEA) retail trading (A1-A5) floorspace at upper basement level.

The upper basement level provides sufficient space for cycle parking, showers and lockers, while plant, refuse/recycling storage and some vehicle parking is contained within the lower basement level, serviced via the shared Zone B basement.

The extension of the retail unit at upper basement level would not impact negatively on the active frontages at ground floor level. On the contrary, the proposals aim to accommodate a high quality prospective tenant, which would support the vitality of 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 the north-eastern retail unit to be acceptable in principle.

#### *Potential Cumulative Effect*

In respect of Development Zone B, two previous applications for additional Class A1-A5 floorspace within basement areas in addition to the Outline Planning Permission has been granted to date. The first concerned the Drake and Morgan unit in Building B1, and was approved in 2014 (with reference 2014/2562/P). The Drake and Morgan application sought an additional 650m<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>).

Another application, for the creation of additional Class A1-A5 space within the existing basement of Building B6, was approved in January 2017 (with reference 2016/6537/P). The B6 application amounted to only a further 2% increase, and referenced the fact that a similar application for Building B5 was imminent.

This application, in relation to Building B5, 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 exceptions to this are Building B6, which has been approved with reference 2016/6537/P, and Building B5 (this application).

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, and the proposed extension is below ground level, 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. There will be no impact on pedestrian movement, as raised by Policy DP12 (d).

*Cycle Parking*

Building B5 provides a total of 186 cycle spaces (at upper basement level) for staff and visitors to the offices, and a further 24 spaces are provided within the public realm for staff and visitors to the B5 retail units.

When considered against the total floorspace approved for Building B5, the number of staff and visitor spaces far exceeded the 96 spaces required by the Unitary Development Plan ('UDP') standards referred to in Condition 51 of the KXC Outline Planning Permission.

The additional 338m<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 100 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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