

Jenna Litherland
Regeneration and Planning
Supporting Communities
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 24 August 2017
Our ref: 15807/SSL/JLa/14684402v3
Your ref: 2004/2307/P

Dear Jenna

Kings Cross Outline Planning Permission 2004/2307/P: Submission of Reserved Matters Details for Building S1

On behalf of Kings Cross Central General Partner Limited (KCCGPL), please find enclosed an application for the approval of reserved matters in respect of Building S1.

“The erection of a twelve storey building, including ground floor, plus a single level basement, for use as offices (Class B1) with some flexible office, leisure (Class B1 / D2) and retail (class A1-A4) use spaces, plus associated servicing, cycle parking and public realm.”

A cheque for £385, the requisite fee for the Reserved Matters application is enclosed. The application comprises of the following documents:

- Signed and dated application forms;
- Planning Compliance Report;
- Urban Design Report (UDR);
- Drawing Package;
- Environmental Sustainability Plan (ESP);
- Written Scheme of Archaeological Investigation (WSI);
- Earthworks and Remediation Plan (ERP); and
- Access and Inclusivity Statement (AIS).

The submission relates to a single predominately office building of 12 storeys. A mix of uses would occupy the ground floor, office and leisure uses at floors 1 and 2 and a further 8 storeys of office accommodation above. Level 11 and its mezzanine consist of plant and a small basement provides further space for plant and storage.

This application also includes the surrounding public realm and public realm to the north and south of Building S2, which is currently under construction. Vehicular and service access will be via the shared street in between Building S1 and S2.

Argent and their design team have engaged in several rounds of pre-application consultation with officer at the London Borough of Camden; other relevant stakeholders and local bodies. The design has developed in response to feedback received during this period. The proposals represent a high quality, mixed use development which includes new surroundings public realm. It will make a positive contribution to the ongoing development of Kings Cross and represents a highly sustainable development.

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

Yours sincerely



Joe Larner
Planner