

Jennifer Walsh
Planning & Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

30 October 2017

Dear Jennifer,

**APPLICATION FOR LISTED BUILDING CONSENT RELATING TO EASTERN COAL
DROPS, COAL DROPS YARD, KING'S CROSS CENTRAL**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for Listed Building Consent for works, as detailed within the submission statement, to the Eastern Coal Drops, within the Coal Drops Yard, King's Cross Central.

A suite of planning submissions was approved in 2015 for the Coal Drops Yard development within King's Cross Central. This included Reserved Matters Approval, with reference 2015/6018/P; Full Planning Permission, with reference 2015/6045/P; and Listed Building Consent, with reference 2015/6016/L for works to the Eastern Coal Drops and its associated viaduct.

During the process of design development of the scheme, and working with some of the proposed tenants of the units, a number of the internal works to the Eastern Coal Drops, as approved, are proposed to be altered. These works have undergone pre application discussions with conservation and planning officers at the London Borough of Camden, and it has been agreed that the works do not require Reserved Matters or Full Planning Approval, however would require a revised Listed Building Consent to approve the works.

Whilst in some areas the proposed works require the removal of building fabric, in other areas a greater amount of fabric would be retained than would have been previously. In accordance with the National Planning Policy Framework and Historic England guidance, the works will be discreet yet legible, allowing users to understand the building's history and development. The amendments would also help to ensure that key retail units can function properly and allow for good access for all, thereby ensuring their economic viability. In heritage and conservation terms, it is considered that the overall impact of these amendments would have a neutral impact on the building's significance.

The application for Listed Building Consent are accompanied and supported by:

- Application form; and
- Submission Statement (incorporating an assessment of heritage impact and drawings submitted for approval)

Drawings which accompanied Listed Building Consent reference 2015/6016/L have been revised to show the updated proposals, and have been supplemented with new drawings where required to illustrate the works.

I trust that the above information is acceptable and I look forward to receiving confirmation that the application has been validated and is in progress. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Jen Ponting
Senior Project Manager

Enc. As above

King's Cross Central Limited Partnership (a limited partnership formed under the provisions of the Limited Partnerships Act 1907 registration number LP12617) of 4 Stable Street King's Cross London N1C 4AB acting by its general partner King's Cross Central General Partner Limited (company registration number 6387691) having its registered office at 4 Stable Street aforesaid.