

Mr Patrick Marfleet
Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Date: 12 December 2017
Our ref: 16058/SSL/NWi/15107139v1
Your ref: PP-06559157

Dear Patrick

Fish & Coal Building, King's Cross Central: Full application for proposed amendment of glazing to arches

Lichfields act on behalf of King's Cross Central Limited Partner (KCCLP), a project investor in the original outline planning application for the King's Cross Central (KXC) development. On behalf of our client, we enclose a full application for a change to the consented openings within the arches at the Fish & Coal building.

Site Context

Outline planning permission for comprehensive mixed-use development at King's Cross was permitted under Reference 2004/2307/P. The application site is located within Development Zone I, and is within the Regents Canal Conservation Area.

An application for Reserved Matters was approved for the Fish and Coal building in 2014 for 'refurbishment of the Fish and Coal Offices for offices (Class B1a), restaurant/public house (Class A3/A4) use and landscaping of the Coal Drops Ramp, part of the Coal Drops Yard and Wharf Road Viaduct' (Application Ref: 2014/5272/P). There has since been an application submitted (Application Ref: 2017/5889/P) to amend the details approved under this this Reserved Matters application (2014/5272/P), to alter the permitted use of part of the arches from restaurant/bar (Class A3/A4) to retail (Class A1). We understand that this is due to determined shortly by Officers.

Proposal and Assessment

As you will be aware, works to the refurbishment of the building are underway and an occupier is preparing to move into the building. During a review of the consented plans and elevations, the occupier identified that an amendment to the approved glazing within the arches would be required, to ensure that the space met their commercial needs.

The approved drawings under the reserved matters application (2014/5272/P) and in particular approved drawing PLO29 Rev D illustrates seven entrances at ground floor level within the seven arches of the Fish and Coal building. However, as an operator is now identified, it is no longer required to have all seven entrances to the unit. As such, it is proposed to replace four of the consented doors and replace these with solid glazing. Three doors would remain to the unit, as approved.

The proposed change in glazing from doors has been designed so that there is very limited change in the external appearance of the arches. The proposed glazing maintains similar proportions to the consented elevation by ensuring that the panes of glass reflect the neighbouring arches.

This amendment has been discussed with Camden Council officers, who have agreed that the proposed design of the glazing is in-line with the design of other frontages in the wider King's Cross development site.

The proposed change in glazing does not result in any changes to the consented floorplans and therefore no floorplans are submitted with this application. There are no further changes to any of the consented plans, and the use remains as approved.

Concluding Remarks

We trust that you have sufficient information to validate and determine this application and we will contact you shortly to confirm this. If you have any queries in the meantime please do not hesitate to contact me.

Yours sincerely



Marie-Claire Marsh
Senior Planner