

Patrick Marfleet
Regeneration and Planning
London Borough of Camden
5, Pancras Square
N1C 4AG
London

6th June
~~29 May 2018~~

Dear Patrick

King's Cross Outline Planning Permission 2004/2307/P: Reserved Matters Details for Building P2

Please find enclosed a hard copy, with an accompanying electronic copy (emailed by link), of a Reserved Matters submission for Building P2 and associated landscaping, at King's Cross Central. The application is made by King's Cross Central General Partner Limited ('KCCGPL'). KCCGPL brings together the project investors, namely Argent (King's Cross) Ltd. and AusSuper.

The submission relates to a nine storey office building (use class B1), excluding basement and ground levels, with retail (A1-A5) and theatre (Sui Generis) uses at ground floors. It is formed of a unifying light pre-cast concrete frame, with inset glazing surrounded by contrasting midnight blue frames and spandrels at upper levels, and glazed oriel bays interspersed with concrete ribbed panels with benches and various entrances at ground floor. A large, wrap around terrace is proposed at Level 5, whilst inset terraces (loggias) punctuate a facade with strong horizontal and vertical emphasis, to respond to the surrounding buildings and in particular to the adjacent Lewis Cubitt Square.

The proposals also include a strip of paving to complete Lewis Cubitt Square, as well as landscaping along part of Handyside Street, Wollstonecraft Street and between the proposed building and the Gasholder Triplets. A separate S96A application is submitted in parallel to this Reserved Matters submission to extend the D2 uses permitted under the Outline Planning Permission to include the Sui Generis Theatre use.

These proposals have been developed through a progression of pre-application meetings between Argent, the design team and LBC planning officers, and with relevant stakeholders and local bodies over several months. The proposals represent a very high quality, mixed-use development that will make a significant and positive contribution to the ongoing regeneration of KXC and to the sustainable growth of London.

Accordingly, this submission comprises the following:

- Completed forms
- Cheque for the relevant fee (£462)
- Compliance Report
- Drawing Package
- Urban Design Report ('UDR')
- Environmental Sustainability Plan ('ESP')
- Earthworks and Remediation Plan ('ERP')
- Access and Inclusivity Statement ('AIS')

I trust this is all in order and I look forward to Camden validating the submission shortly. I would be grateful if you could let me know the reference number as soon as this is known. If you have any queries about the submission documents please do not hesitate to contact me.

Yours Sincerely



Lucy Hawkes

Senior Project Manager (Planning)