

Kate Henry
5 Pancras Square
King's Cross
London
N1C 4AG

12 September 2018

Dear Kate,

Unit 2 Gasholder Triplets, King's Cross Central: Application for Planning Permission for Change of Use from a flexible retail unit (A1/A3/A4/A5 Use Class) to a yoga and Pilates studio (D2 Use Class).

Submission

This submission comprises of the following documents:

1. Completed Application Form (Application for Full Planning Permission);
2. Cheque for the relevant application fee (£462) – Hand delivered to Camden Council Offices;
3. Drawings:
 - Site Location Plan KXC-PLAN-PLAP-37-A-P01
 - Existing Ground Floor Plan EX01 (for information)
 - Proposed Ground Floor Plan P01 (for approval)
4. Submission Statement (including Design and Access Statement)

Site Context

The site of the proposed change of use is on the east side of Development Zone N, immediately to the north of the Regent's Canal and within the Regent's Canal Conservation Area. The scheme and its associated public realm connects Regent's Canal and towpath with the wider KXC development to the north. To the east of the site sits the forthcoming Coal Drop Yards retail and leisure development. Unit 2 sits at the ground floor of Gasholder 11.

Proposal

The proposed principal use is for a yoga and Pilates centre (Use Class D2) with ancillary treatment rooms for treatments such as massages and physiotherapy, and a small ancillary café in the reception area serving smoothies and snacks.

Conclusion

The proposals have been developed through a process of pre-application consultation between King's Cross Central General Partner Limited (KCCGPL) and Officers at LB Camden. The proposed change of use to one ground floor unit within Gasholder 11 will help to enrich the leisure offering and add to the vitality of the area.

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

Yours sincerely,

Kate Hogarth

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