

Jenna Litherland
Regeneration and Planning
London Borough of Camden
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5 Pancras Square
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4th June 2018

Dear Jenna

KING'S CROSS CENTRAL, COAL DROPS YARD: APPROVAL OF DETAILS OF CONDITION 2(D) OF RESERVED MATTERS APPROVAL, REFERENCE 2015/6018/P AND CONDITION 2D OF FULL PLANNING PERMISISON, REFERENCE 2015/6015/P WITH RESPECT TO DETAILS OF HARD AND SOFT LANDSCAPING OF THE FOOTPRINT OF THE PLIMSOLL VIADUCT WITHIN THE COAL DROPS YARD

On behalf of King's Cross Central General Partner Limited (KCCGPL), I hereby submit an application for the approval of details of condition 2(d) of both Reserved Matters approval, reference 2015/6018/P and Full Planning Permission, reference 2015/6015/P, approved on 19th January 2016 (together with Listed Building Consent, reference 2015/6016/L) in respect of the hard landscaping of the footprint of the Plimsoll Viaduct within the centre of the Coal Drops Yard.

Accordingly, I enclose a cheque for £94.00 being the requisite planning fee, along with the following:

- Signed and completed application forms
- Drawing KXC-M0-001-BD4389-A-90-100 Rev007

Reserved Matters, reference 2015/6018/P; Full Planning Permission, reference 2015/6015/P; and Listed Building Consent, reference 2015/6016/L were approved together approved on 19th January 2016 for the works to the Coal Drops Yard Development within King's Cross Central.

An application for the approval of details of condition 2(d) was approved on 13th September 2017, with reference 2017/3931/P. This submission was in respect of details of hard and soft landscaping for the Coal Drops yard, and included details of the surfacing of the footprint of the historic plimsoll viaduct that runs through the centre of the yard.

Drawings KXC-M0-001-BD4389-A-(90)-100 rev 006; KXC-M0-001-BD4389-A(90)-400502 rev002; and KXC-M0-001-BD4389-A-(90)-400505 rev 002, approved under this submission, with reference 2017/3931/P, show the footprint of the plimsoll viaduct, which runs through the centre of the yard along with other details of the Coal

Drops Yard landscaping. The structural footprint of the viaduct is shown with a surface of 'lightly sawn textured granite setts, sourced from site,' surrounded by a strip of new square granite setts of 100x100x100 deep.

It has been found that in the stockpile of salvaged cobbles that are stored on site, many of them are of a lower quality than anticipated and therefore not suitable for reuse as high quality paving. In the Coal Drops Yard scheme, a number of areas of historic cobbles are identified, namely: at the base of the external stairs inset into the Western Coal Drops Viaduct; within the footprint of the Plimsoll viaduct in the centre of the yard; and around the base of the buildings. With the quantity of good quality cobbles available, not all of these areas can be completed in historic cobble, as anticipated.

The material proposed for the structural footprint of the viaduct is now, therefore, a sea black paving zone marking the footprint, surrounded by a two row border of the same around the periphery. This surfacing is shown as Type T7 within submission 2017/3931/P, and is the same hard surfacing treatment as that approved under that submission for the area of paving at yard level to the north western side of the eastern Coal Drops, that marks the area where the ECD viaduct was located and has now been cut back. This revised proposal for the structural footprint of the Plimsoll Viaduct is considered to be more appropriate, treating the surfacing of the areas marking historic viaduct structures consistently throughout the yard.

This application seeks to approve details of the hard landscaping of the structural footprint of the Plimsoll viaduct only, to supersede the details approved under 2017/3931/P.

I trust that the above is acceptable, however if you have any queries please don't hesitate to get in contact.

Yours sincerely,



Laura Murray