

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

2nd October 2018

Dear Patrick

DETAILS OF RESERVED MATTERS FOR BUILDING S2, KING'S CROSS CENTRAL, OUTLINE PLANNING PERMISSION REFERENCE 2004/2307/P

On behalf of King's Cross Central General Partner Limited ('KCCGPL'), please find enclosed a submission of details of Reserved Matters in relation to Building S5 and associated public realm, within the northern part of the King's Cross Central development site. The application for Reserved Matters is pursuant to the Outline Planning Permission for the King's Cross Central site, dated 22nd Decemer 2006, with reference 2004/2307/P.

The submission is supported by a cheque for £462.00, being the requisite planning fee, along with the following documents:

- Signed and dated application forms;
- Compliance Report;
- Urban Design Report;
- Architectural Drawings package;
- Landscape Drawings package;
- Details of Proposed Residential Accommodation;
- Access and Inclusivity Statement;
- Environmental Sustainability Report;
- Earthworks and Remediation Plan;
- Daylight and Sunlight Assessment; and
- Written Scheme of Investigation for an Archaeological Watching Brief

Building S5 is a primarily residential building in the north of the King's Cross Central Development Site, situated in Development Zone S, at the north of Lewis Cubitt Park. Designed by Allison Brookes Architects, the building comprises stepped perimeter blocks arranged around a central courtyard, and rises to up to 15 stories in height at its highest point, fronting the park.

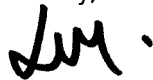
It will house 158 homes, comprising both open market homes and 60 intermediate rented homes which will be managed by Pocket, along with internal and external residential amenity areas, with commercial units at ground floor level, at each corner of the building fronting the surrounding public realm. The main residential entrance fronts Cubitt Park to the south, while commercial units and the residential amenity areas front North Square to the north.

Details of the public realm surrounding the building, along with North Square, an area of principal Public Realm to the north of the building, between Building S5 and York Way to the north, are also included with this submission.

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

I trust that the above is suitable and I look forward to hearing that the application has been validated and is in progress. If you have any queries please don't hesitate to get in contact.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'LM', with a small dot at the end.

Laura Murray
Senior Project Manager (Planning)