

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

17 June 2019

Dear Patrick,

KING'S CROSS CENTRAL: MINOR AMENDMENTS TO RESERVED MATTERS APPROVAL IN RESPECT OF BUILDING S5, WITHIN DEVELOPMENT ZONE S (REF 2018/4813/P)

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for minor amendments to the Reserved Matters submission for Building S5 approved on 20 December 2018 (ref. 2018/4813/P)

As part of this application please find enclosed the following:

- Signed and dated application form;
- Submission Statement including Drawing Package;
- A receipt for £462 as payment of the application fee.

Building S5 is a predominantly residential building, located in a prominent position in Development Zone S, within King's Cross Central, immediately to the north of Cubitt Park at the northern edge of the site. It is bound by York Way to the north, Canal Reach to the west, Cubitt Park to the south and Tapper Walk to the east.

The building is designed as a series of perimeter blocks of up to 15 storeys high, centred around an internal courtyard. The building is predominantly residential, with flexible commercial units at ground floor, activating the surrounding public realm at all four corners of the building. A piece of public realm, north square, to the north of the building and fronting on to York Way, was also included within the Reserved Matters submission.

The proposed minor amendments do not alter the concept or principles of the approved scheme. The amendments reflect the development of some of the details of the approved design and are considered to be minor in the context of the overall building. The proposed minor amendments are explained in more detail in the Submission Statement but can be summarised as follows:

- The unit mix has been further developed, resulting in an increase of 5 homes, from 158 to 163 total dwellings;
- An associated division of a private terrace located to the north of the western core at level 5, from one large terrace to two smaller ones;
- An associated amendment to the north elevation in response to the amended internal layouts;
- The addition of nine bolt on balconies overlooking the internal courtyard below to nine of the homes to the north of both the west and the east core;
- An amendment to the brick coursing and colour to the ground floor arches along the facades;
- Some minor internal reconfigurations including a larger bin store to cater for the additional requirement created by the increase in homes;
- A significant increase in the provision of cycle parking for both the Pocket intermediate rented homes and the market homes.

These amendments are considered to be minor in nature, particularly in the context of the overall scheme. The proposals, as explained in this document, are considered to be a positive contribution to the building, providing enhanced cycle provision, a better unit mix and layout of some of the homes, an increase in daylighting levels to the homes, additional amenity for future residents in the form of balconies, and improvements to the ground floor arches along the elevations.

This proposal has been developed alongside pre application discussions with officers of the London Borough of Camden. We trust you have sufficient information to validate and determine this application. If you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'LM', followed by a long, horizontal, wavy line that extends to the right.

Laura Murray
Senior Project Manager (Planning)

Enc.