

30 September 2019



Planning Department
London Borough of Camden
5 Pancras Square
Kings Cross
London
N1C 4AG

Molly Morris
E: molly.morris@savills.com

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Sir/Madam

1-5 Kings Cross Bridge, 281 Pentonville Road and 368 Gray's Inn Road, London, N1 9NW
Approval of Details Reserved by Condition 7
Planning Portal Reference: PP-08190324

On behalf of the applicant, UK Real Estate Ltd, please find enclosed an application to discharge Condition 7 of planning permission 2014/7874/P.

In addition to this covering letter, please find enclosed the following:

- Application form;
- Discharge of Condition 7 Design Report (Latitude);

An application fee of £116 will follow under separate cover.

Site Location

The proposed external lighting scheme is for the newly built King's Cross Bridge building, which is located in the heart of London's King's Cross. The building is bound by Pentonville Road, King's Cross Bridge and Gray's Inn Road. The building is a 3 storey development providing either retail or restaurant use at ground floor level with offices on the 1st and 2nd floors.

Background

Planning permission was granted in 2014 (Ref: 2014/0371/P) for the following works:

'Demolition of existing building of three storey building comprising retail/ restaurant (use class A1/A3) at ground floor and office (use class B1 (A)) at first and second floors together with roof top plant'

Following this, a Minor Material Amendment was approved in 2017 (ref: 2017/1206/P) with the following description of development :

'Variation of Condition 2 (approved plans) of planning permission reference: 2014/0371/P dated 26/08/2014 (for the erection of a three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building) to amend the access from street to basement levels; raise the ground floor slab to allow access to underground tunnels; provision of basement services (cycle/refuse storage);

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS. A subsidiary of Savills plc. Registered in England No. 2605138.
Registered office: 33 Margaret Street, London, W1G 0JD



alterations to upper floor layout; infill of approved void between first and second floor levels; provision of a full length facade to the ground floor elevation facing Kings Cross Bridge; revised materials for office entrance on Gray's Inn Road and an increase in the height of approved plant screen, and Variation of Condition 3 (method statement) to allow some above ground development to commence prior to the submission/approval of the method statement for development proposed below ground level.'

Condition 7 states:

'No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.'

It is now proposed to install 3 No. linear surface mounted fittings to the underside of the soffit and 1 No. recessed lights in the façade cladding at the main entrance doors to the building.

The proposed lighting aims to subtly illuminate the entrances of the building to enhance the feeling of safety for those using the space. The LED fittings will be mounted and concealed within the ceiling and will be easily accessible. The fittings will feature in 4 locations around the building, labelled A, B, C and D in the Discharge of Condition 7 Design report produced by Latitude. The locations of the fittings and the luminosity are as follows:

- Location A - The main entrance to the offices. The proposed external lighting area at this entrance is 0.9 cd/m².
- Location B – The main entrance to retail. The proposed external lighting area at this entrance is 1.43 cd/m².
- Location C – The secondary entrance to retail. The proposed external lighting level at this entrance is 0.74 cd/m².
- Location D – The secondary entrance to offices. The proposed external lighting level at this entrance is 0.63 cd/m².

The Discharge of Condition 7 Design report enclosed also outlines the specifications of the effect of the lighting used, along with annotations.

The proposed lighting is modest and attractive, serving to increase the functionality and security of the building by providing light at each of the entrances for ease of identification and natural surveillance in full consideration of vehicle safety on the surrounding roads.

The proposed discreet design seeks to preserve the visual appeal of the face of the building and enhance the design concept of a glazed volume floating over the city traffic, which is achieved by keeping the illumination low at ground floor level in contrast with the double storey glazing above.

Overall, the proposed carefully designed lighting is considered to be acceptable with accesses to the offices and retail are provided with external lights.



It is considered that the information submitted satisfies the requirements of condition 7. However, should you have any queries please do not hesitate to contact me.

Yours sincerely

Molly Morris
Graduate Planner