

Date: 26th February 2020



London Borough of Camden
2nd Floor, 5 Pancras Square
Town Hall, Judd Street
WC1H 9JE

FAO: Ben Farrant



Dear Ben,

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION
PHOENIX YARD, 65-69 KING'S CROSS ROAD, LONDON, WC1X 9LW
PLANNING PORTAL REFERENCE: PP-08408738**

On behalf of our client, Shepherd Epstein Hunter (SEH), we enclose an application for full planning permission at the above site.

Planning permission is sought for the increase in floor area of the buildings through provision of two additional storeys and infill of the existing courtyard, to provide new office accommodation (Use Class B1) and residential units (Use Class C3).

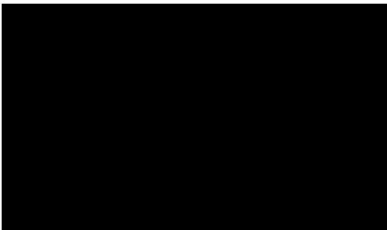
Accordingly, please find enclosed the following submission documents:

- Application Form;
 - Acoustic Report, prepared by KP Acoustics (ref: Report 20048.PCR.01 Rev A)
 - Air Quality Assessment, prepared by Dustscan (ref: Rev B);
 - Architectural Visualisation, prepared by BORO (ref: Revised Final Set_RevC, 20th January 2020)
 - Area Schedule, prepared by Shepherd Epstein Hunter (ref: 03 100220)
 - BREEAM Predicative Assessment, prepared by envision (ref: 28th January 2020)
 - Construction Management Plan, prepared by Jerram Developments Ltd (ref: Version Outline 01);
 - Daylight & Sunlight Assessment (External), prepared by GIA (ref: 03rd February 2020);
 - Daylight & Sunlight Assessment (Internal), prepared by GIA (ref: 22nd January 2020 REV A);
 - Design & Access Statement, prepared by Shepherd Epstein Hunter (ref: February 2020);
 - Drawing Plans, prepared by Shepherd Epstein Hunter;
 - Drawing Numbers Detailed in Appendix A.
 - Energy and Sustainability Statement, prepared by INGINE (ref: 20th January 2020); and
 - Heritage Assessment, prepared by RPS (ref: JCH00797, February 2020)
 - Planning Statement, prepared by RPS;
 - CIL Form; and
- 
- 



We trust that above is in order and we look forward receiving confirmation of the application's validation. Should you require any further information please do not hesitate to contact me on the details outlined above.

Yours Sincerely



Jonathan Waugh
Associate Director



For RPS Consulting Services Ltd

Enc.





APPENDIX A

Drawing Plans, Prepared by Shepheard Epstein Hunter

• Location Plan	Drawing Number: 0001 S2 P01
• Existing Plan – Basement	Drawing Number: 0101 S2 P01
• Existing Plan – 00 Ground Floor Plan	Drawing Number: 0102 S2 P01
• Existing Plan – 01 First Floor Plan	Drawing Number: 0103 S2 P01
• Existing Plan – 02 Second Floor Plan	Drawing Number: 0104 S2 P01
• Existing Plan – 03 Existing Roof	Drawing Number: 0105 S2 P01
• Existing Elevations	Drawing Number: 0201 S2 P01
• Existing Sections – Sheet 1	Drawing Number: 0301 S2 P01
• Existing Sections – Sheet 2	Drawing Number: 0302 S2 P02
• Existing Sections – Sheet 3	Drawing Number: 0303 S2 P01
• Proposed Demolitions & Alterations	Drawing Number: 0350 S2 P01
• Proposed Plan - Basement	Drawing Number: 0401 S2 P01
• Proposed Plan - 00 Ground Floor	Drawing Number: 0402 S2 P01
• Proposed Plan - 01 First Floor	Drawing Number: 0403 S2 P01
• Proposed Plan - 02 Second Floor	Drawing Number: 0404 S2 P01
• Proposed Plan - 03 Third Floor	Drawing Number: 0405 S2 P01
• Proposed Plan - 04 Roof	Drawing Number: 0406 S2 P01
• Proposed Elevations	Drawing Number: 0501 S2 P01
• Proposed Detailed Drawing 1 (Elevation)	Drawing Number: 0502 S2 P02
• Proposed Detailed Drawing 2 (Materials)	Drawing Number: 0503 S2 P01
• Proposed Sections – Sheet 1	Drawing Number: 0601 S2 P02
• Proposed Sections – Sheet 2	Drawing Number: 0602 S2 P02
• Proposed Sections – Sheet 3	Drawing Number: 0603 S2 P01

