

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

17 June 2020

Dear Patrick,

**DETAILS OF RESERVED MATTERS FOR BRIDGE 2 ('BR2'), KING'S CROSS CENTRAL,
OUTLINE PLANNING PERMISSION REFERENCE 2004/2307/P
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

On behalf of King's Cross Central General Partner Limited (KCCGPL) please find enclosed an application for reserved matters in relation to BR2 at King's Cross Central ('KXC'), which is part of the mixed use development scheme granted Outline Planning Permission in December 2006 (ref. 2004/2307/P). The submission comprises:

- This covering letter;
- Submission Statement (incorporating a Compliance Report, Urban Design Report, Drawing Package, Earthworks and Remediation Plan, Access and Inclusivity Statement, Heritage Statement, Archaeological Impact Assessment and other Appendices);
- A signed and dated application form;
- A receipt for £462 as payment of the application fee

The proposals

The Parameter Plans approved as part of the Outline Planning Permission, create a strong sense of connectivity through a series of public open spaces, allowing the life and character of KXC to permeate to all areas of the new development. Each space will be a focus point for activity whilst allowing the continuity and flow of movement (particularly pedestrian) between them.

Crossings at three points along the Regent's Canal were envisaged as part of the Outline Planning Permission: the locations of BR1, BR2 and BR3 are shown indicatively on Parameter Plans KXC 004, KXC 006 and KXC 007 (see Planning Background below). Bridges 1 and 3 are complete and fully operational; with Bridge 2 being the final crossing to be proposed within the site. All three bridges will enhance

the surrounding public realm by providing connections to and through the different open spaces within the Kings Cross Central estate.

The proposed BR2 is composed of a single span bridge deck, with two abutments and a steel truss structure. It will measure 3 metres in width, with parapet heights of 1200 mm. The bridge's span is 24m from north to south and will provide an important pedestrian route across the Regent's Canal and will be open all day, all year around.

The enclosed Submission Statement provides a comprehensive overview of how the relevant planning conditions of the Outline Planning Permission and the relevant Section 106 obligations are being addressed in respect of detailed proposals for BR2, which will provide a direct pedestrian link across the Regent's Canal between Pancras Square to the south and Granary Square to the north and complement the existing BR1 and BR3 to the east and west respectively.

The proposal has been developed through pre application meetings and workshops with the design team, planning urban design and conservation officers at the London Borough of Camden and the Design and Access Forum. 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,

Joshua Steer
Assistant Planning Manager

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