

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

3rd November 2020

Dear Patrick,

DETAILS OF RESERVED MATTERS FOR BUILDING R8, 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 R8 and associated public realm, located within Development Zone R in 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 payment of £462.00, being the requisite planning fee, along with the following documents:

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

Building R8 is a mixed use building comprising residential and office use, located in Development Zone R in the north of the King's Cross Central Development Site. The building comprises two blocks, each of 13 storeys in height, linked by a 2 storey podium with a landscaped roof garden for users of the building. The submission also includes a small area of public realm surrounding the building.

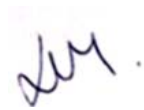
The residential element, located in the eastern block, comprises 72 social rented homes whilst the western block is proposed in office use. In contrast to the majority of office spaces within the King's Cross estate, the building is designed and envisaged to be inhabited by smaller, younger businesses and it will also house the S106 requirements for Small Business Space and Voluntary Sector Space. Accordingly, the proposed office space will make an important contribution to the diversity on offer within the wider King's Cross estate. Smaller spaces are envisaged to attract and support small and young businesses as well as the more established, larger occupiers. The Small Business Space and Voluntary Sector Space will integrate with and benefit from the wider offer and amenities within the building.

A submission of Reserved Matters for Building R8 was approved in July 2016 (with reference 2016/1877/P). That scheme, designed by the architects Piercy and Company, comprised a mix of Social Rented and market housing, as well as office and retail uses. This reserved Matters submission brings forward a building by the same design team, comprising a mix of Social Rented and office use, that has been revised to reflect the current market and revised aspirations for the offer within the building, as described above. This scheme reflects the aspiration of the applicant to provide a greater diversity of office space within the estate, to attract a wider occupier base and to support a wider range of small, new businesses within the estate.

The 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, mixed use B1 office and social rented 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 blue ink, appearing to read 'LM', followed by a period.

Laura Murray
Planning Manager