

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

15<sup>th</sup> December 2020

Dear Patrick,

**DETAILS OF RESERVED MATTERS FOR BUILDING S4, 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 S4 and associated public realm, located within Development Zone S 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 22<sup>nd</sup> 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;
- Terrace and Roofscape Design Pack;
- Access and Inclusivity Statement;
- Environmental Sustainability Report;
- Earthworks and Remediation Plan; and
- Written Scheme of Investigation for an Archaeological Watching Brief

Building S4 is a mixed tenure residential development in the centre of Development Zone S, immediately to the north of Handyside Street to the north of the King's Cross estate of up to 14 storeys over basement level.

The building is comprised of an L-shaped block, housing two buildings of social rented and market housing respectively, sharing a party wall above a ground floor of retail, residential lobbies, amenity space and entrances to both tenures fronting both Cubitt Park to the east and Chilton Court to the west.

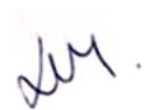
The social rented building is 8 storeys above the ground floor. The market building is 13 storeys above the ground floor. Both together accommodate 176 residential homes in total. The proposal is for 120 market and 56 social rented residential units. The building seeks to provide a choice of homes with generous openings for light and views. All homes across both tenures will have private outdoor space and some units are extra spacious with taller living spaces that are suited to modern lifestyles embracing loft living.

Building S4 will be composed of a natural and organic palette comprising white and cream stock brick with white concrete lintels and green concrete panelling with dark green metalwork to the windows and white metal projecting balconies. The fabric is well insulated and design to optimise natural daylight, passive solar gain as well heat recovery to reduce the overall energy consumption.

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 residential development that will make a signification 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 purple ink, appearing to read 'LM', followed by a period.

**Laura Murray**  
Planning Manager