

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

11 January 2021

Dear Patrick,

**KING'S CROSS CENTRAL: MINOR AMENDMENTS TO RESERVED MATTERS APPROVAL IN RESPECT OF BUILDING S1, WITHIN DEVELOPMENT ZONE S (REF. 2017/5204/P).**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for minor amendments to the Reserved Matters submission for Building S1 approved on 27 October 2017 (ref. 2017/5204/P). The submission comprises:

- This covering letter;
- Signed and dated application form;
- Drawings submitted for approval;
- A receipt for £462 as payment of the application fee

Outline planning permission was granted in December 2006 (ref. 2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, now referred to as King's Cross Central ("KXC")

Reserved Matters details for Building S1 (ref. 2017/5205/P) was granted in October 2017. The approved details for Building S1 comprise the erection of a 12 storey

building, plus single level basement with mixed office (B1), flexible office or leisure uses (B1 or D2) and retail uses (A1- A4) at ground floor, mixed office (B1) and flexible office or leisure uses (B1 or D2) at 1st & 2nd floor and office (B1) uses at 3rd-12th floor, and associated servicing, cycle parking, plant, and public realm on Handyside Street, Canal Reach and within the tertiary routes of zone S along the northern and eastern side of the building and between S2 and S4.

This submission brings forward a number minor amendments to Building S1 summarised as the following;

- 1- Window and stone module change to avoid clash with parapet intersection on northern elevation;
- 2- Minor adjustments to the door positions on the 10<sup>th</sup> floor of the northern elevation;
- 3- Single doors omitted on the 10<sup>th</sup> floor of the northern elevation and sliding stacking doors added;
- 4- Mullion centers amended to 1500mm on the eastern and western elevations and internal beam added at first floor level for support;
- 5- Minor change to the retail entrance door on the eastern elevation;
- 6- Sliding entrance door on the eastern and southern elevations changed to a curved sliding door;
- 7- Minor changes to the positioning of the door at ground level on the western elevation;
- 8- Doors amended to single doors on the 7<sup>th</sup> floor of the western elevation for Part M compliance;
- 9- The office entrance doors on the ground level of the western elevation are proposed to change from outward opening double doors to a curved, sliding entrance door.

These series of minor amendments to the approved Reserved Matters application have come forward through detailed design development of the building, alongside the now confirmed tenant. The proposed amendments are minor in nature and do not alter the the underlying approach to design for the building. The detailed design proposals follow the same design concept as explained in the original Urban Design Report accompanying the approved Reserved Matters application.

Where relevant, all of the Design Guidelines of the Outline Planning Permission have been continually observed whilst developing the detailed design proposals submitted with this application. The proposed details therefore continue to meet the requirements of Condition 16 and are submitted for approval.

This proposal has been developed through discussion with planning officers at the London Borough of Camden and colleagues here at Argent. The changes are considered to be acceptable and minor in nature. 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

## Appendix 1 Drawing Schedule

### Drawing Schedule- For Information

| <b><u>Drawing Title</u></b>           | <b><u>Drawing Number</u></b>       |
|---------------------------------------|------------------------------------|
| Approved Northern Elevation           | KXC-S1-001-A-16080-20-1150P Rev P0 |
| Approved Eastern Elevation            | KXC-S1-001-A-16080-20-1151P Rev P0 |
| Approved Southern Elevation           | KXC-S1-001-A-16080-20-1152P Rev P0 |
| Approved Western Elevation            | KXC-S1-001-A-16080-20-1153P Rev P0 |
| Image of proposed curved sliding door | N/A                                |

### Drawing Schedule- For Approval

| <b><u>Drawing Title</u></b> | <b><u>Drawing Number</u></b>       |
|-----------------------------|------------------------------------|
| Proposed Northern Elevation | KXC-S1-001-A-16080-20-1150P Rev P1 |
| Proposed Eastern Elevation  | KXC-S1-001-A-16080-20-1151P Rev P1 |
| Proposed Southern Elevation | KXC-S1-001-A-16080-20-1152P Rev P1 |
| Proposed Western Elevation  | KXC-S1-001-A-16080-20-1153P Rev P1 |