

10th March 2021

FAO Jennifer Walsh
London Borough of Camden,
5 Pancras Square
London
N1C 4AG

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

PLOT A, 2-6 ST PANCRAS WAY, KINGS CROSS, LONDON, NW1 0PB

**PLANNING APPLICATION FOR MINOR MATERIAL AMENDMENTS TO PLANNING PERMISSION
2017/5497/P, TO VARY CONDITION 2 (APPROVED DRAWINGS)**

Dear Sir/ Madam,

On behalf of our client, Reef Estates Limited (the 'Applicant'), please find enclosed an application for minor material amendments to planning permission 2017/5497/P (the 'Application'), at Plot A of the development site at 2-6 St Pancras Way, Kings Cross, London (the 'Site'), within the London Borough of Camden.

In response to the growing science/laboratory presence at Kings Cross and the wider borough, the amendments are sought in order to grant the building the ability to accommodate future laboratory tenants as well as potential office tenants. The amendments to the plant screen will allow the building to adapt in response to future laboratory tenancy requirements.

In parallel to this process, discussions have been held with the London Borough of Camden Planning Design and Conservation Officers, in respect to design changes with a view to improving and enhancing the aesthetics of the consented Plot A scheme. These amendments are included within this application.

Proposals

Planning permission is sought for the following:

'Variation of condition 2 (approved drawings) of planning permission 2017/5497/P for: Demolition of the existing building (Class B1 and B8) and erection of 6 new buildings ranging in height from 2 storeys to 12 storeys in height above ground and 2 basement levels comprising a mixed use development of business floorspace (B1), 73 residential units (C3) (10xstudio, 29x1 bed, 27x2 bed 7x3 bed), hotel (C1), gym (D2), flexible retail (A1 - A4) and storage space (B8) development with associated landscaping work, NAMELY for alterations to external paving, development of accessible roof terrace, additional secondary entrance, setting back of north facade, enlargement of plant enclosure, lowering of balustrades, and other ancillary works.'

The proposed amendments to 2017/5497/P relate to Plot A only. The amendments are summarised as follows:

- The roof plant enclosure will be enlarged and increased in height by 830mm to accommodate potential future labs tenant services;
- The fins on the upper levels will be increased in height by 340mm;
- The north façade of the building will be set back by 300-500mm to create a gap between Canal Side Studios, with a metal closer panel provided on St Pancras Way to prohibit access;
- Davit Arm Industrial Rope Access points will be provided for cleaning and maintenance, as an alternative to in place of BMU;
- Incorporation of planting to level 05 terrace;
- Fixed windows replaced by sliding doors with internal glazed balustrade opening on to Regent's Canal;
- Lowering of terrace balustrade height to correspond to lowered floor levels;
- A revolving door will be relocated to south façade to improve the legibility of the reception entrance from Canal and St. Pancras way pedestrian approaches;
- Pass door relocated to west façade (swapping places with the revolving door mentioned above);
- The doors to St Pancras Way will be inset and set back from the pavement;
- The revolving door and double door to the café (located on the south façade, upper level) will be replaced with single leaf door and fixed glazing to allow internal seating to be repositioned alongside the canal;
- Solid panelling will be added to the secondary core shaft to match the metal material finish of the adjacent curtain walling;
- Pavilion spandrels will be changed from laminated glass to PPC metal panels to ensure only non-combustible materials are used at compartment lines;
- The parapet height will be increased in height by 117mm to accommodate satisfactory & uniform floor to ceiling heights to all floors;
- Proposed signage locations at ground floor level;
- Amendments to external steps and landscaping to the south of Plot A.

As a result of the proposed changes, an amendment is sought to planning condition 2 attached to permission 2017/5497/P. Condition 2 currently states:

The development hereby permitted shall be carried out in accordance with the following approved plans: 11603_XP_001 Rev B, 11603_XP_100 Rev B, 11603_XP_101 Rev B, 11603_XP_102 Rev B, 11603_XP_103 Rev B, 11603_XP_104 Rev B, 11603_XP_105 Rev B, 11603_XP_204_AA Rev A, 11603_XP_230_BB Rev A, 11603_XP_231_CC Rev A, 11603_XP_232_DD Rev A, 11603_XP_233_EE Rev A, 11603_XP_302 Rev A, 11603_XP_303 Rev A and 11603_XP_304 Rev A, 1603_P_001 Rev D, 1603_P_098 Rev E, 1603_P_099 Rev J, 1603_P_100 Rev K, 1603_P_101 Rev H, 1603_P_102 Rev G, 1603_P_103 Rev G, 1603_P_104 Rev F, 1603_P_105 Rev H, 1603_P_106 Rev H, 1603_P_107 Rev G, 1603_P_108 Rev K, 1603_P_109 Rev J, 1603_P_110 Rev H, 1603_P_111 Rev C, 1603_P_RP Rev F, 1603_P_137 Rev D, 1603_P_138 Rev C, 1603_P_139 Rev C, 1603_P_140 Rev C and 1603_P_141 Rev C, 1603_P_302 Rev B, 1603_P_303 Rev D, 1603_P_304 Rev B, 1603_P_311 Rev D, 1603_P_312 Rev E, 1603_P_313 Rev E, 1603_P_314 Rev E, 1603_P_321 Rev E, 1603_P_322 Rev E, 1603_P_323 Rev E, 1603_P_324 Rev E, 1603_P_331 Rev F, 1603_P_332 Rev E, 1603_P_333 Rev F, 1603_P_334 Rev G, 1603_P_341 Rev F, 1603_P_342 Rev G, 1603_P_343 Rev F, 1603_P_344 Rev E, 1603_P_350 Rev E, 1603_P_450, 1603_P_451, 1603_P_452, 1603_P_453, 1603_P_454 and 1603_P_455, 1603_P_230 Rev B, 1603_P_231 Rev B, 1603_P_232 Rev 3 D, 1603_P_240 Rev D and 1603_P_241 Rev C, Daylight and Sunlight Report by Waldrums dated 7th March 2018, Design and Access Statement dated September 2017, Design and Access Statement Addendum dated March 2018, Sustainability and Energy Statement Rev E by Max Fordham dated 5th June 2018, BREEAM Pre-Assessment by Max Fordham LLP dated September 2017, Townscape, Visual and Build Heritage Assessment by Tavernor Consultancy dated March 2018, Arboricultural Impact Assessment by Aspect Arboriculture dated

March 2018, Flood Risk Assessment and SUDS Strategy by GD Partnership LTD dated August 2017, Health Impact Summary by Regeneris Consulting dated March 2018, Air Quality Assessment by Waterman dated September 2017, Pedestrian Level Wind Desk-Based Assessment by RWDI Anemos Ltd dated March 2018, Updated Retail Impact Assessment by DP9 dated March 2018, Basement Impact Assessment by GD Partnership Ltd dated September 2017, Transport Assessment by Caneparo Associates dated September 2017, Noise Assessment by Waterman Infrastructure & Environment dated September 2017, Affordable Housing Statement by Gerald Eve dated March 2018, Ecology Appraisal by Aspect Ecology dated September 2017 and Preliminary Risk Assessment by DTS Raeburn dated June 2017.

As part of this application, it is proposed to amend several of the consented drawings named in condition 2. The table below shows the drawings that are proposed to be amended, and the proposed drawings that will supersede them.

Consented Drawing (2017/5497/P)	Proposed Drawing
1603_P_099 Rev J (Consented Basement Plan B1)	2004_P_099 Rev A (Proposed Basement Plan B1)
1603_P_100 Rev K (Consented Level 00 Plan)	2004_P_100 Rev A (Proposed Level 00 Plan)
1603_P_107 Rev G (Consented Level 07 Plan)	2004_P_107 Rev A (Proposed Level 07 Plan)
1603_P_302 Rev B (Consented East Elevation - Regent's Canal)	2004_P_302 Rev C (Proposed East Elevation-Regent's Canal)
1603_P_304 Rev B (Consented West Elevation - St Pancras Way)	2004_P_304 Rev C (Proposed West Elevation-St Pancras Way)
1603_P_230 Rev B (Consented Section BB)	2004_P_230 Rev C (Proposed Section BB)
1603_P_240 Rev D (Consented Section AA)	2004_P_240 Rev B (Proposed Section AA)
1603_P_311 Rev D (Building A Consented North Elevation)	2004_P_311 Rev C (Building A Proposed North Elevation)
1603_P_312 Rev E (Building A Consented East Elevation)	2004_P_312 Rev C (Building A Proposed East Elevation)
1603_P_313 Rev E (Building A Consented South Elevation)	2004_P_313 Rev C (Building A Proposed South Elevation)
1603_P_314 Rev E (Building A Consented West Elevation)	2004_P_314 Rev C (Building A Proposed West Elevation)

Planning Policy

The proposed amendments will allow for the use of the building as laboratory space, granting vital flexibility in the post-Covid environment. This is supported by policy E1 of the Local Plan, which recognises the importance of a range of different employment generating uses, and supports the development of the knowledge, education and research sectors in the borough.

The proposed amendments will ensure that the building corresponds with the surrounding architecture and townscape and contributes positively to its setting and the Regent's Canal Conservation Area. The changes to the design have been carefully considered to maintain the exemplary design of the consented scheme, whilst providing greater functionality to the building, and allowing for the building to be used as laboratory space. The plant screen has been heightened and enlarged, however in a manner which ensures that there are no adverse impacts on surrounding views. In this respect, this application is supported by Local Plan Policy D1, in which Camden seek to secure high quality design, that respects local context and character, and integrates with the wider area.

It is considered that the principle of the proposed amendments aligns with the NPPF, Publication London Plan and the Council's planning objectives and accords in all material aspects with the relevant policies and delivers significant benefits by contributing to the Conservation Area and the surrounding area.

Application Content

This application has been submitted via the Planning Portal and is accompanied by the following documents submitted in support of the Application:

- Application and Community Infrastructure Levy Form prepared by DP9;
- Consented and Proposed Planning Drawings, prepared by Bennetts Associates;
- Design and Access Statement Addendum, prepared by Bennetts Associates;
- Townscape, Visual and Built Heritage Assessment (TVBH) Addendum, prepared by Tavernor and Miller Hare;
- Daylight and Sunlight Addendum, prepared by Waldrams;
- Air Quality Assessment, prepared by Waterman;
- Noise Assessment, prepared by Waterman.

The Design and Access Statement Addendum, TVBH Addendum and Daylight and Sunlight Addendum are all designed to be read alongside the respective documents submitted under permission 2017/5497/P.

We trust that the enclosed information is sufficient for the application to be registered and validated the application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact Mike Moon or Luke Thrumble of this office.

Yours faithfully,

A handwritten signature in blue ink that reads "DP9 Ltd". The letters are slightly slanted and the ink has a soft, slightly blurred appearance.

DP9 Ltd.