

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

01 April 2021

Dear Patrick,

**KING'S CROSS CENTRAL: MINOR AMENDMENTS TO RESERVED MATTERS
APPROVAL IN RESPECT OF BUILDING S5, WITHIN DEVELOPMENT ZONE S (REF
2018/4813/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 S5 approved on 20 December 2018 (ref. 2018/4813/P; amended with ref 2019/3244/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 S5 (ref. 2018/4813/P) was granted in December 2018. The approved details for Building S5 comprise the erection of a part 16 storey

residential building (Class C3) with flexible retail A1-A5, B1, D1 and D2 uses at ground floor level and associated public realm works. Since that approval, there has been a subsequent minor amendments approved (ref. 2019/3244/P) in September 2019. This was for alterations to the unit mix to increase the total number of dwellings from 158 to 163, additional terrace at level 5, 9 additional balconies on the west and east cores, alteration to brickwork at ground floor level and increase in on-site cycle parking provision.

This submission brings forward minor amendments to the configuration of the mezzanine level, wholly impacted by a slight increase in the size of the plant heat exchanger room required as a result of an increased specification from the operator, Metropolitan.. This changes can be described as the following;

- Increase in the size of the plant heat exchanger room by 24 sqm;
- A decrease in the total amount of cycle storage spaces from 272 spaces to 248, this can be broken down by tenure into the following (difference from approved scheme);
 - Market- 156 spaces (-24)
 - Pocket- 92 spaces (0)
- An increase in the overall accessibility of cycle storage from all Josta Double Rack spaces to a mix of this, Sheffield Stands, Flexible Stands and Vertical Racks.

These minor amendments to the approved Reserved Matters application have come forward through a review and change in requirement by the operator of the District Heating System, Metropolitan. This change requires a larger plant room to house the required plant, resulting in a reconfiguration of the Mezzanine level, including the cycle storage areas. The proposed amendments are minor in nature. The impact on the cycle parking provision is minimal, and result in an improvement in the accessibility of the provision. The changes do not alter 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.

These proposals have been discussed with officers at the London Borough of Camden and with colleagues here at Argent. 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