

20th May 2021

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PLOTS B & C, 2-6 ST PANCRAS WAY, KINGS CROSS, LONDON, NW1 0PB

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION FOR FULL PLANNING PERMISSION

Dear Sir/ Madam,

On behalf of our client, Reef Estates Limited (the 'Applicant'), please find enclosed an application for full planning permission (the 'Application'), at Plots B and C of the development site at 2-6 St Pancras Way, Kings Cross, London (the 'Site'), within the London Borough of Camden.

The proposals will demolish the existing buildings and redevelop the Site, to create Class E, Flexible Class E and B8, and Flexible Class E and Sui Generis floorspace, across a new Plot B, and Plot C4 Pavilion building. Separately to this, the proposals will reconfigure the affordable housing tenure split in the consented Plot C, increasing the number of affordable housing units to 33, and 50.8% of the total residential provision.

Proposals

Planning permission is sought for the following:

'Demolition of existing building, and redevelopment to provide a nine-storey building with two basement levels for flexible Class E and Sui Generis Use, a two-storey Pavilion for flexible Class E and Sui Generis Use, along with associated cycle parking, servicing, hard and soft landscaping, public realm, and other ancillary works, alongside amendments to Plot C within planning permission 2017/5497/P, namely increase of affordable housing provision'.

Application Content

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

- Application forms (including Certificate B Notices)
- Site Location Plan
- CIL Additional Questions Forms
- Planning Statement

- Design and Access Statement
- Application Drawings
- Townscape, Visual & Built Heritage Assessment
- Energy Statement
- Whole Life Carbon Assessment
- BREEAM Stage 2 Pre-Assessment
- Regeneration Statement
- Health Impact Assessment
- Daylight and Sunlight Report
- Air Quality Report
- Basement Impact Assessment (including Appendices and Flood Risk Assessment/SUDS)
- Ecology Appraisal
- Contaminated Land Assessment
- Noise Assessment
- Outline Construction Management Plan
- Transport Assessment and Servicing Strategy
- Archaeological Assessment
- Arboricultural Impact Assessment
- Pedestrian Level Wind Assessment
- Preliminary UXO Risk Assessment
- Statement of Community Involvement
- Fire Strategy

The Application Fee has been paid via the Planning Portal.

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

Yours faithfully,

DP9 Ltd.