

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

31 August 2021

Dear Patrick,

**KING'S CROSS CENTRAL: MINOR AMENDMENTS TO RESERVED MATTERS APPROVAL IN RESPECT OF BUILDING S4, WITHIN DEVELOPMENT ZONE S (REF 2020/5885/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 S4 approved on 4 March 2021 (ref. 2020/5885/P). The submission comprises:

- This covering letter;
- Signed and dated application form;
- Submission statement including drawings submitted for approval.

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 S4 (ref. 2020/5885/P) was granted in March 2021. Building S4 is designed as a mixed tenure residential development of up to 14 storeys over basement level within Development Zone S to the north of the King's Cross

Central development site. The building is comprised of an L-shaped block, housing 176 units comprised of two residential parts of social rented and market housing respectively. The tenures sharing a party wall above a ground floor of three retail units, residential lobbies, amenity space and entrances to both tenures fronting both Cubitt Park to the east and Chilton Court to the west.

This submission brings forward minor amendments to the following aspects of Building S4;

- Fire escape doors on ground floor from glazed to opaque metal doors to better comply with safety requirements and produce a more minimal appearance in line with the aspirations of the scheme;
- Design development to the windows and balconies of the secondary facades to give these apartments slightly larger windows drawing in more light, whilst enhancing the safe use of the juliet guarding and balconies;
- Additional doors proposed for the external plant room on the 9<sup>th</sup> floor. This will enable ease of access to maintain and if required, replace the equipment held within the plant enclosure;
- Inclusion of a draft lobby on the outdoor terrace on the 9<sup>th</sup> floor. This is proposed to mitigate draft into the hallway in the colder months for residents on this floor;
- A minor increase in the size of the lobby to the 12<sup>th</sup> floor to allow for a covered entrance with glazed doors to the pergolas. This has also meant to increase in the extent of the bio-diverse roofs, contributing to the enhancement of ecological measures incorporated into the building;
- Minor amendments to the pergola on the 12<sup>th</sup> floor to further enhance the look and feel of this structure;
- Addition of further balaustrades, hatches and ladders for safe means of access. A slight increase in height to the roof of the social rented lift core to accommodate the lift equipment;
- Two additional back of house store rooms have been incorporated at basement level in proximity of the social rented cycle store and lift core upon a review by the building management team; and
- A larger lift can be accommodated for the social rented lift core and subsequently the scheme now includes two-13P lifts to the social rented core improving capacity and ease of access.

The changes do not alter the the underlying approach to design for the building and public realm. 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

**Planning Manager**

## Appendix 1 Drawing Schedule

Drawing No	Drawing Title	Annotated Approved Drawings - Revision No.	New Drawings Submitted for Approval - Revision No.	Scale @ A3
19075_07_001	Location Plan	P1	P2	1:500
19075_07_002	Site Plan	P1	P2	1:500
19075_07_099	Basement Plan	P1	P2	1:250
19075_07_100	Ground Floor Plan	P1	P2	1:250
19075_07_109	Ninth Floor Plan	P1	P2	1:250
19075_07_112	Twelfth Floor Plan	P1	P2	1:250
19075_07_114	Roof Plan	P1	P2	1:250
19075_07_200	East Elevation	P1	P2	1:250
19075_07_201	South Elevation	P1	P2	1:250
19075_07_202	West Elevation	P1	P2	1:250
19075_07_203	North Elevation	P1	P2	1:250
19075_07_204	Chilton and Keskidee Square Elevation	P1	P2	1:250
19075_07_503	South Elevation - Typical Bay Study	P1	P2	1:100
19075_07_505	West Elevation - Typical Bay Study	P1	P2	1:100
19075_07_506	West Elevation - Typical Bay Study - Duplex	P1	P2	1:100