

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

15 October 2021

Dear Patrick,

KING'S CROSS CENTRAL: PLANNING APPLICATION FOR NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPROVAL IN RESPECT OF THE GAS HOLDER TRIPLETS, WITHIN DEVELOPMENT ZONE N (REF 2014/6386/P)

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed an application for a non-material amendment to the Reserved Matters submission for the Gas Holder Triplets approved on 22 December 2014 (Ref 2014/6386/P). The submission comprises;

- This covering letter;
- Signed and dated application form;
- A receipt for the payment of £234 being the requisite planning fee;
- Drawings submitted for approval

The Gas Holder Triplets approval included the re-erection and re-use of the Grade II listed Gas Holder Triplet guide frames for a residential use comprising 144 apartments spread across three buildings located within the guide frames, referred to as GH10, GH11 and GH12. The three buildings are set around a landscaped Central Courtyard serving as both the entrance to apartments and amenity space for residents. Ancillary residential facilities (including a gym, spa, screening room and business lounge) are included at ground and first floor levels with commercial uses (Use Classes A1/A3/A4/A5) located at ground floor level. Roof gardens are also provided for residents of the Gas Holder Triplets development on the roof of the building contained within GH12.

Details of Reserved Matters for the Gas Holder Triplets were approved in 2014 (Ref 2014/6386/P). A submission of amendments to the 2014 approval were submitted and approved in 2016 (Ref 2015/6364/P).

The proposed amendment relates to the roof access for units 10-84 and 10-85 of the Gas Holder Triplets. Permission is sought for the removal of the existing 'pocket garden' comprised of an external stair and roof level glass balustrading, to be replaced with a glass rooflight at balustrade height with a sliding access panel (see Appendix 1 for existing image and indicative image of proposed manufacturers design).

The detailed design of the proposal and its relationship to the surrounding context has been developed with an understanding that it should have a minimal impact on the roof scape of the existing building. The overall height of the rooflight has been designed to be as low as possible; allowing for the internal stair handrail, the rooflight construction thickness and minimal slope for drainage. The orientation of the rooflight is such that the low point is closest to the building roof edge, thus reducing any potential impact from the surrounding area, although due to it's height is not visible.

The impact from the surrounding neighbours is minimised due to the location being a direct replacement of the existing glass balustrade and stair. In addition, there are raised landscape zones for planting and +1500MM metal screen separating each of the adjacent penthouse roof terraces already providing a degree of privacy between penthouse roof spaces. The proposed materials and general construction height is also proposed to be of a similar nature to the existing surround glass balustrade and painted metal spiral stair.

This proposal has been developed through discussion with planning officers at the London Borough of Camden and 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 Existing and indicative imagery



Fig A: Close up of existing balustrade and spiral stair



Fig B: View of existing pocket gardens and landscape screen between residents

Fig C: View of existing +1500mm metal dividing screen between residents showing degree of privacy



Fig D: Image of indicative proposed manufacturer's design for rooflight



