

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

27 April 2022

Dear Patrick,

KING'S CROSS CENTRAL: MINOR AMENDMENTS TO RESERVED MATTERS APPROVAL IN RESPECT OF BUILDING R8, WITHIN DEVELOPMENT ZONE R (REF 2020/5143/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 R8 approved in February 2021 (ref. 2020/5143/P). The submission comprises:

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

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 R8 were approved first in July 2016, with reference 2016/1877/P. A further submission of Reserved Matters with revised

detailed for Building R8 was subsequently submitted in November 2020 and approved in February 2021, with reference 2020/5143/P.

The proposed minor amendments within this submission do not alter the concept or principles of the approved scheme. The form, massing, building height and arrangement of key spaces within the building remain the same as that previously submitted and approved under Reserved Matters submission 2020/5143/P. There is no change to the mix of uses within the building. The mix and tenure of the residential units remains as approved, comprising 72 social rented housing units.

This submission brings forward minor amendments to the following aspects of Building R8:

- Minor amendments to the office facade to incorporate additional doors to the levels 01, 02 & 12 from the office space. This is explained further within section 3.1, in response to Condition 16, Urban Design Report, of this submission;
- Minor amendments to the south western facade at ground level, to incorporate openable glazing to the retail unit. This is explained further within section 3.1, in response to Condition 16, Urban Design Report, of this submission;
- Minor amendments to the office building core facade on the east elevation, fronting the podium garden and the residential building. The change in the facade is the result in the building being defined as a 'relevant building' under Regulation 7, as described earlier. The change in the facade is from a glass rainscreen to a metal rainscreen. This is explained further within section 3.1, in response to Condition 16, Urban Design Report, of this submission;
- Minor amendments to the roof plant on the residential building have been made to incorporate feedback from the fire engineer and HSE (Health and Safety Executive). This is explained further within section 3, in response to Condition 16 (Urban Design Report), Conditions 31 & 46 (Green & Brown Roofs) and Condition 60 (Plant Noise) of this submission;
- Minor amendments to the landscape to the podium roof have been made as a result of a door from the facade at L02 being added. This is explained further within section 3, in response to Condition 9 (Landscaping and Trees) and Condition 16 (Urban Design Report) of this submission;
- Minor amendments have been made to the cycle storage provision for both the residential and office buildings. The total number of spaces are retained,

however, the provision type has been amended. This is explained further within section 3, in response to Condition 51, Urban Design Report, of this submission

Condition 2a under 2020/5143/P, has been partially discharged under 2021/5897/P, with the outstanding items to follow this submission.

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 Title	Previously approved drawing no.	Proposed drawing no.
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Proposed 10 th Floor Plan	KXC-S5-A-ABA2433-20-110 PL-Rev_1	KXC-S5-A-ABA2433-20-110 PL-Rev_2
Proposed Ground Floor Plan	KXC-S5-A-ABA2433-20-1GF PL-Rev_1	KXC-S5-A-ABA2433-20-1GF PL-Rev_2
Proposed North Elevation	KXC-S5-A-ABA2433-20-301 PL-Rev_1	KXC-S5-A-ABA2433-20-301 PL-Rev_2
Proposed East Elevation	KXC-S5-A-ABA2433-20-302 PL-Rev_1	KXC-S5-A-ABA2433-20-302 PL-Rev_2
Proposed South Elevation	KXC-S5-A-ABA2433-20-303 PL-Rev_1	KXC-S5-A-ABA2433-20-303 PL-Rev_2
Proposed South-West Elevation	KXC-S5-A-ABA2433-20-304 PL-Rev_1	KXC-S5-A-ABA2433-20-304 PL-Rev_2
Proposed West Elevation	KXC-S5-A-ABA2433-20-305 PL-Rev_1	KXC-S5-A-ABA2433-20-305 PL-Rev_2
Proposed Internal Courtyard – West Core Elevation	KXC-S5-A-ABA2433-20-306 PL-Rev_1	KXC-S5-A-ABA2433-20-306 PL-Rev_2
Ground Floor- Main Entrance Arches	KXC-S5-A-ABA2433-21-501 PL-Rev_1	KXC-S5-A-ABA2433-21-501 PL-Rev_2
Ground Floor- Typical Arches	KXC-S5-A-ABA2433-21-502 PL-Rev_1	KXC-S5-A-ABA2433-21-502 PL-Rev_2
Ground Floor- Continuous Balcony	KXC-S5-A-ABA2433-21-503 PL-Rev_1	KXC-S5-A-ABA2433-21-503 PL-Rev_2
Ground Floor- Infill Arches- Parking Entrance	KXC-S5-A-ABA2433-21-504 PL-Rev_1	KXC-S5-A-ABA2433-21-504 PL-Rev_2
Ground Floor- Corner Arch	KXC-S5-A-ABA2433-21-505 PL-Rev_1	KXC-S5-A-ABA2433-21-505 PL-Rev_2
Ground Floor- Courtyard Arches- East Core	KXC-S5-A-ABA2433-21-506 PL-Rev_1	KXC-S5-A-ABA2433-21-506 PL-Rev_2
Ground Floor- Courtyard Arches- West Core	KXC-S5-A-ABA2433-21-508 PL-Rev_1	KXC-S5-A-ABA2433-21-508 PL-Rev_2
Mid Floors - East Core - South	KXC-S5-A-ABA2433-21-509 PL-Rev_1	KXC-S5-A-ABA2433-21-509 PL-Rev_2
Mid Floors - East Core - Projecting Balconies	KXC-S5-A-ABA2433-21-512 PL-Rev_1	KXC-S5-A-ABA2433-21-512 PL-Rev_2

Mid Floors - East Core Arch Window - L10	KXC-S5-A-ABA2433-21- 513 PL-Rev_1	KXC-S5-A-ABA2433-21- 513 PL-Rev_2
Mid Floors - West Core Terrace - L5	KXC-S5-A-ABA2433-21- 514 PL-Rev_1	KXC-S5-A-ABA2433-21- 514 PL-Rev_2
Crown - East Core - South	KXC-S5-A-ABA2433-21- 515 PL-Rev_1	KXC-S5-A-ABA2433-21- 515 PL-Rev_2