

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

24 January 2023

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.

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. Two further applications for minor amendments have been approved. In April 2021, an application to alter the approved cycle parking provision at mezzanine level was approved (ref. 2021/1627/P). In September 2021, an application was approved for some minor changes to the detailed design of the approved elevations (ref. 2021/3539/P).

This submission brings forward further minor amendments to the approved elevations. These specific drawings are highlighted in the schedule below.

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 and the manufacturers of the Life Safety Generator.

- 1) Life Safety Generator- one bay on 'East Elevation B' has changed from a Perforated Champagne Metal Screen to a Champagne Metal Louvre. The manufacturer of the Life Safety Generator have specified that they cannot guarantee their product unless a standard horizontal louvre is fitted in front. This is to ensure the product works effectively while in emergency use.
- 2) Substation Doors- the perforated screen doors in front of the substation on Canal Reach ('North West Elevation F') have been rationalised due to a requirement of the Facilities Provider, Metropolitan. Metropolitan have hardened their stance on doors placed in front of substations, requiring a free open area that couldn't be secured with the approved perforated pattern. Furthermore, an additional request related to ease of access was substantially difficult to meet with any screen in front of the standard louvre doors. Therefore, the standard louvre doors will be exposed, finished to the same Champagne Metal that the screens around.

The proposed amendments are minor in nature. The changes do not alter the 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

Planning Manager