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Dear Valeria,

## 5 KINGDOM STREET, PADDINGTON CENTRAL, W2

### REVISED PLANNING APPLICATION SUBMISSION

On behalf of our client, British Land, please find enclosed revised full planning application material for 5 Kingdom Street, which has been prepared to respond to some recent changes we have made to the proposals.

#### Summary of Changes

A range of alterations to the planning application proposals have been made in recent months. These alterations seek to enhance the efficiency and public benefits of the proposed development without materially altering its environmental impacts. This has been achieved by making design changes at the top and base of the building to increase the quantum of net lettable office space it can accommodate. Increasing the net lettable area of the development has enabled a number of the public benefits it generates to be significantly enhanced.

The key changes proposed include:

- Reorganising the top of the building by:
  - Converting L18 to offices
  - Moving all roof level plant up to L19
  - Reducing the quantum of roof terrace and internal amenity space for office users, and providing this on L19 only
  - Raising the core above the parapet
- Reorganising the base of the office building by:
  - Converting the mezzanine level to offices rather than lobby
  - Relocating the office lobby to ground floor
  - Omitting the flexible office/retail unit at the south elevation at ground floor level
  - Reconfiguring the route through the building and garden at lower ground/upper Box level
  - Reconfiguring and relocating the retail space from the south to the north side of the public route at lower ground floor level

- Enhancing the public benefits of the development by:
  - Increasing the affordable workspace to 3,900 sqm (GIA) and providing this in the Box
  - Reducing the quantum of ‘flexible’ space in the Box to accommodate the permanent affordable workspace
  - Increasing the contribution to Westminster’s affordable housing fund to £14.3 million
  - Revising the energy strategy to achieve 43% carbon saving based on current modelling and seeking further savings where possible through the detailed design stage
  - Achieving a net zero carbon development by maximising on site opportunities for savings up to completion and off-setting.

A number of small-scale design changes have also been made to accommodate the principal changes described above and/or to reflect detailed design development.

A detailed description of the changes proposed since the initial submission of the application in May 2019 can be found in Volume II of the Environmental Statement Addendum.

### Revised Documents Submitted

A number of planning application documents have been updated to reflect the changes proposed. These comprise:

SUBMITTED DOCUMENT	ADDENDUM, REPLACEMENT OR NEW
Location plans	Replacement
Existing and proposed plans and drawings	Replacement
Proposed phasing plans	New
Sections and elevations	Replacement
Design and access statement	Replacement
Planning Statement	Replacement of 2019 Planning Statement and Maximising the Positive Impacts of Development
CIL form	Replacement
Energy Assessment	Replacement
Delivery, Servicing and Waste Management Plan	Addendum
Sustainability Statement	Addendum
Fire Statement	New
Financial Viability Assessment	Replacement
Environmental Statement: Volume I - Non-Technical Summary	Addendum
Environmental Statement: Volume II – Main Text	Addendum
Environmental Statement: Volume III – Townscape, Heritage & Visual Impact Assessment	Addendum
Environmental Statement: Volume IV – Appendices <ul style="list-style-type: none"> <li>• Appendix 1.1 Technical CVs</li> <li>• Appendix 2.1 Outline Construction Environmental Management Plan (OCEMP)</li> <li>• Appendix 3.1 Transport Assessment Addendum</li> <li>• Appendix 3.2 Addendum to Delivery, Service &amp; Waste Management Plan (DSWMP)</li> <li>• Appendix 3.3 Air Quality Report</li> <li>• Appendix 3.4 Noise &amp; Vibration Impact Assessment Addendum</li> </ul>	Addendum/Replacement/New

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| <ul style="list-style-type: none"><li>• Appendix 4.1 Transboundary Economic Baseline Data</li><li>• Appendix 5.1 Volume II Chapter 5 Drawings</li><li>• Appendix 5.2 Daylight Sunlight Assessment</li><li>• Appendix 5.3 Overshadowing Assessment</li><li>• Appendix 5.4 Solar Glare Assessment</li><li>• Appendix 5.5 Blomfield Mews Letter January 2020</li></ul> |  |
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Please do not hesitate to contact me if you require any further information.

Yours sincerely



**LAURA ELIAS**  
**ASSOCIATE DIRECTOR**