

Applicant:

Argent (King's Cross) Ltd.
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Agent:

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Date: 16/06/2023

Patrick Marfleet

Planning Officer



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190325_Building W3 Reserved Matters_LBC Decision 2018 6163 P

Application Ref: 2018/6163/P

Dear Patrick,

Approval of Staff Cycle Storage Area for Kings Cross Central Development Zone W

(Building W3)

On behalf of our client Argent LLP, I am pleased to submit below item of the Staff Cycle Storage Area for Building W3 as required by condition 3 of the Outline Planning Permission with reference 2018/6163/P.

Background to Application:

Application for approval of reserved matters in relation to Building W3 comprising 3 stories with basement for use as a gym (Class D2), Nursery (Class D1) and a flexible café/retail units (Class A1/A2/A3/A4) as required by conditions 2, 4, 6, 9-19, 20, 22-30 of outline planning permission granted at appeal subject to a S106 agreement (Appeal Ref: APP/X5210/A/07/2051898, Council Ref:2004/2311/P) for a comprehensive, phased, mixed-use development of the Triangle Site of former railway lands within the Kings Cross Opportunity Area.

Purpose of application

Staff Cycle Storage Area

To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Prior to commencement of use, the following details shall be submitted to and approved by the local planning authority:

- a) Details of secure and covered cycle storage area of 5 cycles for staff use. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

This planning application comprises the following documentation:

- Cycle Storage Plan
- W Zone Basement General Arrangement Plan – W3 Cycle Storage

This planning application follows discussions with planning officers of the London Borough of Camden Council. The scope of the application (as identified above) reflects the outcome of this pre-application discussion and the permission granted with reserved matters conditions regarding Planning Portal Reference: (Planning Portal Reference: Application Ref: 2018/6163/P)

Should you have a query regarding this submission, please do not hesitate to contact me. My contact details are included in this letter. Alternatively, I look forward to receiving your written confirmation of the planning application's validation and receipt of the planning application fee.

Yours sincerely



Tyrone Cutts

