

Applicant:

Argent (King's Cross) Ltd.
4 Stable Street
London
N1C 4AB

Agent:

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Borehamwood
Hertfordshire,
WD6 1RN

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 Green and Brown Roofs for Kings Cross Central Development Zone W

(Building W3)

On behalf of our client Argent LLP, I am pleased to submit below item of Green and Brown Roofs for Building W3 as required by condition 5 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

Green and Brown Roofs

To ensure that the green roof is suitably designed and maintained in accordance with the requirements of Policy A3 Of the Camden Local Plan 2017.

Prior to first occupation of the relevant building, the following details shall be submitted to and approved in writing by the local planning authority:

- a) A plan showing details of the green and brown roofs for including species, planting density, substrate;
- b) A section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof;
- c) A programme for a scheme of maintenance.

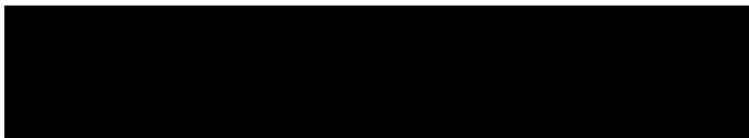
This planning application comprises the following documentation:

- Living Roof Soft Landscape Masterplan
- Living Roof Soft Landscape Detailed Design Block W3
- Soft Landscape Detail W3 Roof Typical Sections
- Living Roof Landscape Specification

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

