



ARGENT

Ms Seonaid Carr
Regeneration and Planning
Supporting Communities
London Borough of Camden
2nd Floor
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16 September 2016

Dear Seonaid

**TRIANGLE SITE – OUTLINE PLANNING PERMISSION DATED 22 JULY 2008/ RESERVED MATTERS
DETAILS FOR LANDSCAPE
LB ISLINGTON REFERENCE P041261
LB CAMDEN REFERENCE 2004/2311/P**

On behalf of King's Cross Central General Partner Limited (KCCGPL), please find enclosed a submission for approval of Reserved Matters in relation to landscaping and public realm within Development Zone W of the King's Cross Central development, also referred to as the 'Triangle Site'. The site sits within both the London Borough of Islington ('LBI') and the London Borough of Camden ('LBC') and therefore this application is being submitted simultaneously to both boroughs. Accordingly, we enclose signed and dated copies of the appropriate application form, a cheque for £385.00 being the requisite planning fee for LBC, and the following documents which support both applications:

1. A Compliance Report, which provides a comprehensive overview of how the relevant pre-commencement planning conditions and Section 106 obligations are being addressed in respect of the proposed landscaping;
2. A Drawing Package, comprising landscape plans, sections, details and a planting schedule;
3. An Urban Design Report, including an explanation of the design concept and detailed scheme description;
4. An Access and Inclusivity Statement; and
5. An Earthworks Remediation Plan and Addendum Report.

Specifically, this submission relates to the Podium Garden located at the heart of the site, the 'Southern Gateway' where the garden meets Randell's Road, a new access road and service yard to the north of Building W1 (referred to as the 'Northern Gateway') and improvements to the eastern footpath of York Way between the Northern Gateway and Randell's Road.

As you are aware, Reserved Matters details for Buildings W1 and W2 of the Triangle Site, both residential buildings, were submitted to LBI and LBC in March 2016 (references

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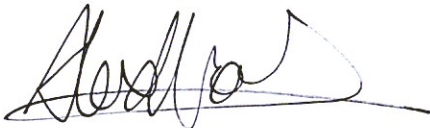
P2016/1030/RMS and 2016/1530/P, respectively). Reserved Matters approval was granted for these buildings by LBC on 6 June 2016. However, a decision on the same proposals was deferred by Members at the LBI Planning Committee on 14 June pending further details on the landscaping of the Podium Garden and public realm, among other matters. In particular, Members raised concern regarding a lack of clarity on outdoor space and provision of playspace, details of which were outside the scope of the submission.

A full response to the reasons for deferral of a decision by LBI was provided in a Submission Statement for a package of minor amendments submitted to LBI and LBC on 24 August and 2 September, respectively. Whilst the minor amendments are focussed around improvements to the balcony space for both buildings, the submission stated our intention to submit Reserved Matters details of the landscaping for the Triangle Site as soon as possible in order to provide context to the proposals for Buildings W1 and W2, and respond to the comments made by LBI Members. It should be noted that this submission does not provide details of the 'Habitat Area' identified on Parameter Plan TS004 or Building W3, details of which will be submitted separately for Reserved Matters approval at a later date. Neither the outline planning permission nor the related S106 Agreements impose any requirements on the timing of the Habitat Area or indeed the phasing of the landscape areas or buildings within Development Zone W.

The proposed scheme reflects the non-material amendments to the outline planning permission which were approved in March 2016 pursuant to S96A of the Town and Country Planning Act 1990 (references 2015/7100/P and P2015/5354/NMA, respectively). The proposals are set out in detail in the enclosed Urban Design Report, specifically in Section 3.0. The Compliance Report sets out how these proposals address the relevant pre-commencement planning conditions and Section 106 obligations. A separate Drawing Package is also submitted, providing the relevant plans, sections and details for approval. An Access and Inclusivity Statement and an Earthworks and Remediation Plan (and Addendum Report relating specifically to these landscape proposals) are also included.

I trust that you will find this application to be in order, and look forward to receiving confirmation that the application has been validated. However, please do not hesitate to contact me should you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alexandra Woolmore', written over a horizontal line.

Alexandra Woolmore
Senior Projects Director

Enc.