

**Applicant:**

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

**Agent:**

Midgard  
4 Elstree Way  
Borehamwood  
Hertfordshire,  
WD6 1RN

**Date: 11.05.2021**

**Josh Lawlor**

Senior Planning Officer  
Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 9JE

Dear Josh,

**Approval of Reserved Matters for Kings Cross Central Development Zone W**

**(Buildings W3) Easting 529821 Northing 184986**

On behalf of our client Argent LLP, I am pleased to submit this planning application for the following development via the Planning Portal (Reference: 2018/6163/P dated: 25.03.2019):

**Background to Application:**

Reserved matters relating to Plot W3 (within London Borough of Islington) in Development Zone W for the erection of a 3 storey building 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 regarding Reserved Matters with a Condition 5:

Prior to the first occupation of the relevant building a plan showing details of the green and brown roofs for including species, planting density, substrate and 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, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The relevant roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: 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.

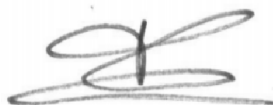
This planning application comprises the following documentation:

- THIS COVERING LETTER
- AERIAL PHOTO
- LIVING ROOF SOFT LANDSCAPE MASTERPLAN
- SOFT LANDSCAPE DETAIL - W3 ROOF TYPICAL SECTIONS - SHEET 1 of 2
- SOFT LANDSCAPE DETAIL - W3 ROOF TYPICAL SECTIONS - SHEET 2 of 2
- SOFT LANDSCAPE DETAIL - W1 ROOF TYPICAL SECTIONS
- SOFT LANDSCAPE DETAIL - W2 ROOF TYPICAL SECTIONS
- LIVING ROOF SOFT LANDSCAPE DETAILED DESIGN BLOCK W1E, W1W & LINK ROOF
- LIVING ROOF SOFT LANDSCAPE DETAILED DESIGN BLOCK W2
- LIVING ROOF SOFT LANDSCAPE DETAILED DESIGN BLOCK W3
- LIVING ROOF LANDSCAPE SPECIFICATION

This planning application follows discussions with planning officers of the London Borough of Islington 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 2018/6163/P dated: 25.03.2019:

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

A handwritten signature in black ink, appearing to read "Tyrone Cutts". The signature is stylized with a large, looped initial 'T' and 'C'.

Tyrone Cutts

**DD:** 07884580075

E: [tyrone.cutts@midgard.ltd.uk](mailto:tyrone.cutts@midgard.ltd.uk)

