



Applicant:

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

Agent:

Midgard
4 Elstree Way
Borehamwood
Hertfordshire,
WD6 1RN

Date: 19th April 2022

Patrick Marfleet

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

Dear Patrick,

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 [Camden: Reference: :2018/6163/P: Kings Cross W Zone](#)

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 2:

Prior to commencement of the relevant part of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Detailed drawings and/or samples as appropriate of all external materials and finishes (excluding brickwork). The materials under this condition shall be displayed in the form of a samples board to be retained on site for the duration of the relevant works.
- b) Details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage).

We are looking to seek discharge of condition **2A**

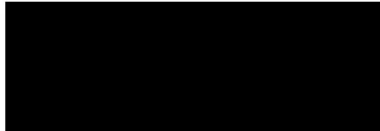
This planning application comprises the following documentation:

- THIS COVERING LETTER
- Façade Mood Board for W3
- Sample Sheets for each of the materials
- Architectural Details
- Site Location plan

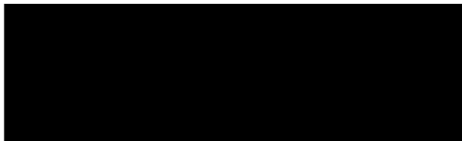
This planning application follows discussions with planning officers of the London Borough of Camden Council. The scope of the application (as identified above) reflects the outcome of this pre-application discussion and the permission granted with reserved matters conditions regarding minor changes to internal layouts of reserved Matters Materials Camden: App Ref: 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 large black rectangular redaction box covering the signature of Tyrone Cutts.

Tyrone Cutts

A large black rectangular redaction box covering the contact details of Tyrone Cutts.