

**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 Bird and Bat Boxes for Kings Cross Central Development Zone W**

**(Building W3)**

On behalf of our client Argent LLP, I am pleased to submit below item of Bird and Bat Boxes for Building W3 as required by condition 4 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

**Bird and Bat Box**

In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and 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 bird and bat boxes locations and types and indication of species to be accommodated. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

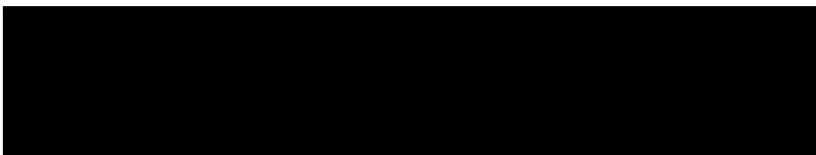
This planning application comprises the following documentation:

- W Zone Roof Plan – Bird & Bat Box

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

