

Application ref: 2023/2783/P
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Mr. Tyrone Cutts
Kings Cross Construction Skills Centre
180 York Way
London
N1 0AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Kings Cross Development Zone W (Triangle Site)
180 York Way
London
N1 0AZ

Proposal:

Details of bat and bird boxes in relation to condition 3 of application reference: 2018/5651/P dated 26/02/2019 (for; Amendments to reserved matters application reference 2016/1530/P dated 06/06/20176, as amended by 2016/4934/P, (Erection of 12 to 17 storey building to provide 140 residential units (Use Class C3) and commercial space to ground floor (Use Class A1-A5)) and W2 (an 8 storey building to provide 78 residential units (Use Class C3) (including 36 social rented and 23 intermediate) and commercial space to ground floor (Use Class A1-A5)) and basement area to include 363 cycle spaces, 48 car parking spaces, plant, refuse and ancillary uses 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). Namely to alter the approved internal layouts with total increase in GEA of 190 m², minor changes to building elevations, increase in green roof area, revised retail refuse strategy and reduction in car parking spaces.)

Drawing Nos: Site Location Plan KXC-TRI-W0-001-DMA569-A-20-117 Rev14. KXC-TRI-W1E-001-A-MDS060-20-116-03, KXC-TRI-W1W-001-A-MDS060-20-111-04, KXC-TRI-W2-001-A-MDS060-20-108-05, KXC-TRI-W3-001-A-MDS060-20-103-04, KXC-TRI-W1E-001-A-MDS060-20-302-C08, KXC-TRI-W3-001-A-MDS060-20-302-C04

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

Condition 3 of the approved scheme requires details to be submitted in relation to bird and bat box locations, types and indication of species to be accommodated in accordance with requirements of policy A3 of the Local Plan, which seeks to protect and enhance biodiversity.

The applicant has submitted general arrangement plans highlighting the specific locations and types of bird and boxes to be installed along with information related to expected species which would benefit from each type of box accommodation. Following comments from the Council's Nature Conservation Officer, the revised details are considered to be acceptable.

No objections were received prior to making this decision. The site history has been taken into account.

As such, the proposed development would ensure that the development contributes towards the creation of habitats and valuable areas for biodiversity, and be in general accordance with policy A3 of the Camden Local Plan 2017.


2 You are advised that conditions 2(a), 2(b) of application reference 2018/5651/P have been approved under a previous application. Details related to conditions 2(c) and 4 have been submitted and are under consideration.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer