

Delegated Report		Analysis sheet		Expiry Date:		08/11/2012	
		N/A / attached		Consultation Expiry Date:		11/10/2012	
Officer				Application Number(s)			
Neil McDonald				2012/4857/P			
Application Address				Drawing Numbers			
Kings Cross Central Development Zone R5 North York Way London N1				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of bird and bat box locations and types, and an indication of species to be accommodated in relation to condition 4 of reserved matters approval (ref. 2011/0431/P) granted 08/04/2011 (and related outline permission ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006) for Development Zone R5 North to construct a residential led mixed-use development.							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No consultations required.					
CAAC/Local groups* comments: *Please Specify		Natural England were consulted which has responded by stating that it supports the biodiversity enhancements proposed that include bird and bat boxes to encourage nesting and roosting sites.					

Site Description

Plot R5 is located on the north eastern edge of the Kings Cross Central site. It has frontage onto York Way which forms the borough boundary with the adjoining London Borough of Islington. It will be bounded by the proposed Cubitt Park open space to the west, proposed East Street to the east with the plot R4 buildings opposite (recently completed), and a proposed Zone R Pocket Garden to the south. The Outline consent for Zone R allows a mixed use development predominantly of residential and B1 employment space with significant areas of public open space. Zone R is divided into five sub-plots with R2 and R4 having gained Reserved Matters approval already (see history section). Plot R5 has been further divided into North and South areas, with R5 North considered in this application.

The site is located some distance away from the nearest conservation area, which is the Regents Canal Conservation Area commencing on the southern side of Plot R2 and encompassing the grade II listed Granary complex and adjacent parts of the Eastern Goods Yard.

Construction work on building R5 commenced in 2011 and is now nearing completion.

Relevant History

2004/2307/P: Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. **GRANTED** 22/12/2006.

2011/0431/P: Submission of Reserved Matters relating to Development Zone R5 North to construct a residential led mixed-use development comprising three blocks (2 storey east block, 8 storey west block and a part 8 / part 16 storey north block to front York Way) providing a total of 144 residential units (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market unit) with 675 sqm of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1) at ground floor level (two units in north block, two in west block and one in east block), 2 blue-badge car-parking spaces, 132 cycle parking spaces, associated servicing areas together with adjacent public realm and open space. Matters addressed by this submission entail associated details in compliance with condition nos. 3, 9, 10, 12, 14, 16-24, 27-28, 31, 33-36, 39, 42-43, 45-46, 48-49, 51, 56, 60, 62, and 64-67 of the outline planning permission for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area (Ref: 2004/2307/P granted subject to s106 agreement on 22 December 2006). **GRANTED** 8/4/2011.

2011/4263/P: Amendments to the above including the introduction of two permanent accessible car parking spaces, relocation of external fire escape stair necessitating a 23sqm reduction of internal floorspace, increase in the size of the communal West block and private East block external terraces at 1st floor level, introduction of accessed controlled door between the 2 car parking spaces and the central courtyard, replacement colour of facing bricks and the removal of canopy along the southern side of the courtyard – **GRANTED** 10/10/2011.

To date approvals have been granted with respect to partial details pursuant to condition 2a (details of brickwork, precast concrete frames and ledges and windows and doors for the 1st – 5th floors. Remaining details for condition 2a (sample panels of all external materials and finishes, including ceramic panels, balustrades and screening), 2b (hard landscaping) and 5 (external lighting) of the Approval of Reserved Matters (ref 2011/0431/P) granted on 8/4/11 have been submitted to the Council and are currently receiving consideration.

Relevant policies

LDF Core Strategy and Development Policies

CS5 - managing the impact of growth and development, CS14 - promoting high quality places and conserving our heritage, CS15 - protecting and improving our parks and open spaces and encouraging biodiversity, DP24 – securing high quality design.

Camden Planning Guidance
CPG3 (sustainability)

Assessment

Condition 4 required the following:

“Prior to commencement on the relevant part of the development hereby approved details of bird and bat box locations and types, and an indication of species to be accommodated, shall be submitted to and approved in writing by the local planning authority. Thereafter, the relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The works shall be permanently retained and maintained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden LDF Core Strategy (2010).”

The details comprise 6 x Schwegler No. 25 brick boxes below the 7th floor parapet and at ground floor fascia level, 4 x 1SP sparrow terraces, 8 x 1HE brick bird boxes and 5 x 1FR bat tubes. The provision is built into the fabric of the building and in most cases located within the east facing elevation avoiding the direct heat of the sun and prevailing south-westerly wind and rain in accordance with biodiversity guidance in CPG3. The bat boxes will face the landscaped courtyard in front of the development which will be lit by lighting fixtures recessed into the soffit below the bat boxes. This is not considered to significantly reduce the attractiveness of these features to roosting bats.

Whilst the details should ideally have included Swift Bricks at the top of the building, this had been raised with the applicant at too late a stage after the works in this location had been completed. Since the features proposed in any event make a useful contribution towards improving the biodiversity of the site they are considered to comply with the objectives of condition 4 and should be approved.

Recommendation: Grant approval of details and discharge condition 4

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