

Jeff Carter  
BAM  
Gate 4  
Kings Cross Zone B  
London  
N1C 4UR

Application Ref: **2016/4809/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

7 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Kings Cross Central  
Building B5  
4 Pancras Square  
London  
N1C 4AG**

Proposal: Details of bird and bat box locations required by condition 3 of permission reference 2014/6968/P dated 23/01/2015 for Reserved matters relating to Development Zone B (Plot B5), for the erection of an 11 storey building, plus lower ground and basement levels, for use as offices (Class B1) on upper floors and shopping/food and drink uses (Classes A1-A5) at ground and lower floor levels, roof garden and landscaping as required by conditions 6, 9, 10, 12, 14, 16-23, 27-28, 31, 33-38, 45-46, 48-49, 50A, 51, 56, 60, 64-67 of outline planning permission granted 22/12/2006 subject to a S106 agreement (2004/2307/P) for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.

Drawing Nos: Roof plan Rev A, Roof cladding elevations level 11, Cover letter dated 17/08/2016, East facing elevation, Roof section.

The Council has considered your application and decided to approve the details.



Informative(s):

- 1 Condition 3 of permission 2014/6968/P requires full details of proposed bird and bat box locations and types and indication of species to be accommodated by them.

The Council's Nature Conservation Officer has reviewed the details submitted and confirmed that they are acceptable and satisfy the requirements of the condition.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The full impact of the proposed development has already been assessed. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

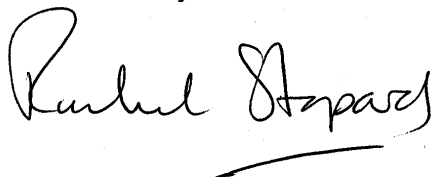
As such, the proposed development is in general accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities