

Mr Richard Jones  
Weedon Architects  
Harry's Yard  
176-178 Newhall Street  
Birmingham  
B3 1SJ

Application Ref: **2017/1284/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

28 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Building S2**  
**Handyside Street**  
**London**  
**N1C 4UZ**

Proposal: Details of bird and bat boxes required by condition 3 of permission ref 2015/7094/P dated 29/02/2016 for Reserved Matters relating to Building S2 within Development Zone S for erection of a 12 storey building with 3 retail units at ground floor level (flexible class A1-A5) and office accommodation at ground to ninth floors (class B1). Associated cycle and disabled car parking, loading bay, refuse store, storage, plant areas provided within the tenth and eleventh floor and landscaping of the surrounding public realm on Handyside Street, Lewis Cubitt Park and within the tertiary routes of Zone S along the northern and western side of the building, as required by conditions 9, 10, 14, 16-22, 27, 28, 31, 33- 38, 45, 46, 48, 49, 51, 56, 60, 63-67 of outline planning permission reference 2004/2307/P granted 22/12/06 for a comprehensive, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Drawing Nos: KXC-S2-001-A-16039-XX-720-01

The Council has considered your application and decided to grant permission



Informative(s):

1 Reasons for approving the details.

Condition 3 of permission 2015/7094/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. It is noted that while a few of the bird boxes appear to be on the west facing façade which would normally be too exposed to sun, building S1 would provide shading so in this instance the locations are acceptable.

The bird and bat boxes would be appropriately designed and discretely located on the 11th and 12th floors along with the roof.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. No comments were received from third parties. 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.

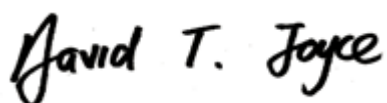
2 You are reminded that conditions 2c, 2d and 2e of planning permission 2015/7094/P dated 29/02/2016 are outstanding and require details to be submitted and approved.

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



David Joyce  
Director of Regeneration and Planning