

Mr Paul Doolin
Kier Construction (Major Projects)
2 Evans Croft
Shortstown
MK42 0AP

Application Ref: **2017/2449/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 **3500**

9 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Building R7
Development Zone R
Kings Cross Central
York Way
London N1C**

Proposal:

Details required by Condition 3 (bird and bat box locations) attached to planning permission 2015/0368/P dated 22/04/2015 relating to Building R7 for erection of a 9-11 storey office building (Class B1) (excluding basement, mezzanine and roof levels), with a three screen cinema (Class D2), retail/food and drink (Class A1-A3/A5), and further office uses at ground floor level with new landscaping along the pavements adjacent to the West, South, and East of the proposed building, along Beaconsfield Street, and Handyside Street (formerly Goods Street) and York Street.

Drawing Nos: L-90-002 Rev P04; L-90-005 Rev 01;

The Council has considered your application and decided to grant permission



Informative(s):

1 Reasons for granting approval-

The Council's Nature Conservation Officer has reviewed the details submitted of proposed bird and bat box locations and types and indication of species and has 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 R1 would provide shading so in this instance the locations are acceptable.

The bird and bat boxes would be appropriately designed and discreetly located on the R7 Roof Terrace at Level 9 and at level 11.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed development is in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy; policy DP24 of the London Borough of Camden Local Development Framework Development Policies; and policy A3 of the Camden Local Plan Submission Draft 2016.

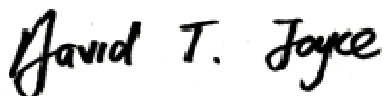
2 You are advised that all conditions relating to planning permission 2015/0368/P dated 22/04/2015, which need details to be submitted, have been approved.

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