

Application ref: 2019/5735/P
Contact: Seonaid Carr
Tel: 020 7974 2766
Date: 27 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Stride Treglown Ltd
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Building Q2
King's Cross Central
York Way
London
N1C 4UZ**

Proposal:

Details of bird and bat boxes as required by condition 3 of reserved matters 2016/5580/P dated 02/02/2017 (Reserved matter relating to Plot Q2 within Development Zone Q for the erection of a two storey building for use as a sports hall and gym (Class D2) and public realm works to Wilberforce Street and York Way together with amendments to the public realm of the R4 Courtyard. As required by conditions 12, 14, 16-22, 27, 28, 31, 33- 38, 44, 45, 46, 48, 49, 50A, 51, 56, 60 and 63-67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area). Drawing Nos: KXC-Q2-ZZ-001-A-STL-21-21003 Rev C20, KXC-Q2-ZZ-001-A-STL-21-21004 Rev C20, KXC-Q2-00-001-Y-FAA-TS-51, KXC-Q2-00-001-Y-FAA-TS-52 and KXC-Q2-00-001-Y-FAA-TS-53.

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

Informative(s):

- 1 Condition 3 required the submission of details relating to bird and bat boxes

including their location and type with indication of species. The original application indicated the proposed location of the boxes to the the vertical upstands of the roofs 5 longest east facing monopitches. The details provided for the approval of the condition confirm this will be the location of the boxes together with details of the type of boxes and indicates species which for birds would be sparrows and starlings together with bat boxes. All of the chosen boxes are appropriate for birds and bats and sited in suitable locations. It is considered that sufficient information has been provided for the requirements of condition 3.

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 building and surrounding conservation area.

As such, the proposed details are in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are advised that all conditions relating to Reserved Matters approval 2016/5580/P dated 02/02/2017 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 paragraph 38 of the National Planning Policy Framework 2019.

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