

Application ref: 2020/1154/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 22 April 2020

Development Management
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Stride Treglown Ltd
3 Cosser Street
Lambeth
London
SE1 7BU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Building Q1
Handyside Street
King's Cross Central
London
N1C 4AL**

Proposal:

Details of bird and bat boxes required by condition 3 of permission reference 2017/7040/P dated 20/03/2018 (Reserved matters relating to Plot Q1 within Development Zone Q for the erection of a three storey building for office use (Class B1) with flexible retail, cafe (A1/A3), assembly / leisure (D2) and office uses at ground floor, and public realm works to Wilberforce Street, Handyside Street and York Way).

Drawing Nos: KXC-Q1-00-001-A-FAA-TS-55-iss1-rev00, KXC-Q1-00-001-A-FAA-TS-54-iss1-rev00, KXC-Q1-03-001-A-STL-27-00111, KXC-Q1-ZZ-001-A-STL-27-00110, cover letter dated 04/03/2020

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 submitted details of bird and bat box locations and types and is satisfied that the proposal would

secure the appropriate features to conserve and create wildlife habitats and biodiversity measures within the development. Condition 3 can therefore be discharged.

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.

As such, the details are in general accordance with policies D1 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2017/7040/P dated 20/03/2018 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', written in a cursive style.

Daniel Pope
Chief Planning Officer