

Application ref: 2020/0196/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 11 May 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Mr Mark Gage  
4th floor, 10 Chiswell Street  
London  
EC1Y4UQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Project Luma**  
**Building R3**  
**Development Zone R**  
**King's Cross Central**  
**London**  
**York Way**

Proposal: Details of bird and bat boxes required by condition 3 of permission 2015/4819/P dated 13/11/2015, as amended by 2019/4475/P dated 14/11/2019 (Reserved matters relating to Building R3 and the Zone R Gardens within Development Zone R for erection of a part 8, part 11 storey building with 2 retail units at ground floor level (flexible class A1-A5) and 61 residential units (Class C3).

Drawing Nos: 14026\_C645\_E\_S\_001 CON3\_SKO3, 1406\_C645\_P\_RF\_001 CON3\_SK01 Rev 2, 14026\_C645\_E\_W\_001 CON3\_SK02, supporting statement dated 05/05/2020.

Informative(s):

- 1 The Council's Nature Conservation Officer has reviewed the submitted details of bird and bat box locations and types and is satisfied that the revised locations of the boxes 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 2015/4819/P dated 13/11/2015 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 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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer