

Application ref: 2020/5697/P
Contact: Patrick Marfleet
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Date: 3 March 2021

Development Management
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Weedon Architects
Harry's Yard
176-178 Newhall Street
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B3 1SJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Building S1
Handyside Street off York Way
King's Cross
London N1

Proposal:
Details of bird and bat boxes required by condition 3 of planning permission reference 2017/5204/P (Reserved matters relating to Building S1 within Development Zone S for erection of a 12 storey building, plus single level basement, with mixed office, flexible office or leisure, and retail uses).
Drawing Nos: KXC-S1-001-A-16080-XX-720

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for approval-

The proposed bird boxes would be located at least 2 metres above finished floor level within the eleventh floor plant enclosure, and would generally be east facing and out of direct sunlight. The proposed bat boxes would also be located on the roof and would be at least 3.5m above finished floor level. The submitted details are therefore in general accordance with the Camden

Biodiversity Action Plan and considered to secure the appropriate features to conserve wildlife habitats and biodiversity measures within the development.

Given the above, the submitted details are considered sufficient to discharge 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 area.

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

- 2 You are advised that all conditions relating to planning permission 2017/5204/P, 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 printed name and title of the signatory.

Daniel Pope
Chief Planning Officer