

Application ref: 2021/0111/P
Contact: Jennifer Walsh
Tel: 020 7974 3500
Email: Jennifer.Walsh@camden.gov.uk
Date: 25 March 2021

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

Argent LLP
Kings Cross Central
London
N1C 4BU
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**Kings Cross Central
Development Zone A
York Way
London
N1C 4BU**

Proposal:

Details of Condition 3 (Bird and Bat boxes) in relation to 2017/3133/P dated 16/08/2017 for "erection of 7-11 storey building for use as offices (Class B1) with ancillary staff facilities including a cafe, gym, pool, Multi Use Games Area, events centre and landscaped roof garden; retail at ground floor level (Class A1) and two levels of basement incorporating a loading bay, 4 x accessible parking spaces, mechanical plant; and works to public realm in Battle Bridge Place, King's Boulevard and Goods Way as required by conditions 6, 9,10,12, 14, 16-23, 26, 27, 28, 31, 33-38, 45, 46, 48, 49, 50A, 51, 56, 60, 64-67 of outline planning permission reference 2004/2307/P granted 22/12/06 subject to a S106 agreement for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area."

Drawing Nos: KXC-A-001-L-GIL-00-11207 Rev C01; KXC-A-001-L-GIL-00-20100 Rev C01; Roof Service Area Bird Box View

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission-

Condition 3 of planning application 2017/3133/P sought details of bird and bat box locations. A roof plan has been submitted which shows the location and types which are to be accommodated across the roof of the approved building. The Nature Conservation Officer has assessed the information and found the locations to be acceptable. He requested additional information to ensure that the swift boxes were located out of direct sunlight to ensure the criteria was met for a suitable location. Further drawings were submitted and the Nature Conservation Officer has confirmed that all locations are suitable for the species which are sought to be accommodated. Therefore, the condition can be discharged.

- 2 You are advised that condition 2 and condition 6 have been submitted and are currently being assessed. You are reminded that conditions 1 and 5 of planning permission 2017/3133/P dated 16/08/2017 are outstanding and require details to be submitted and 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 blue rectangular background.

Daniel Pope
Chief Planning Officer