

Application ref: 2023/0851/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: Planning@Camden.gov.uk
Date: 27 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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SIAW Ltd.
Winston House, 1st Floor,
359 Regents Park Road
LONDON
N3 1DH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
The Elms
Columbas Drive
London
NW3 7JD

Proposal:

Details of Bat Mitigation Plan in relation to condition 4 of planning permission (2021/5591/P) dated 29/11/2022 (for the alteration of existing pool and gym with new glazed lean-to extension to mezzanine level and glazed roof over existing pool with a roof terrace and railings, internal pool to be replaced and be extended externally with associated hard landscaping and erection of single storey rear glazed extension with glazed link and associated works).

Drawing Nos: Bat Mitigation Plan from Arbtech (Issue 3) dated 25/01/2023; Cover Letter from SIAW Ltd. dated 27/02/2023.

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

Informative(s):

1 Reason for granting approval:

This application is to discharge Condition 4 requiring details of a Bat Mitigation Strategy. The Nature Conservation officer has reviewed the submission and

the details would safeguard protected and priority habitats and species in accordance with the requirements of the relevant policy.

The full impact of the proposed development has already been assessed under planning application (2021/5591/P) granted on 29/11/2022. The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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

- 2 You are advised that all conditions relating to planning permission (2021/5591/P) granted on 29/11/2022 that require 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 2021.

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