

Application ref: 2023/1181/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 11 May 2023

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

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
St Pancras Commercial Centre
63 Pratt Street
London
NW1 0BY

Proposal: Bird and bat box details required by condition 20 of planning permission reference 2021/4720/P, dated 13/04/2022 (which itself amended planning permission 2019/4201/P, dated 24/12/2020) (for: demolition and redevelopment to provide mixed use development of light industrial floorspace, office floorspace, flexible retail floorspace, self-contained dwellings, associated works etc.)

Drawing Nos: Cover letter, dated 16/03/2023 (Gerald Eve); SP108-100-HB Rev P2.

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 20 of planning permission reference 2021/4720/P, dated 13/04/2022. The condition requires the submission of details of bird and bat box locations and an indication of species to be accommodated.

The details initially submitted included 3 types of habitat box to accommodate Sparrows, Great, Blue, Marsh, Coal and Crested Tits, Redstarts, Nuthatches, Collard and Pied Flycatchers, Tree and House Sparrows, as well as bees. Initially, the applicant suggested that the provision of bat boxes was inappropriate, based on the ecology report accompanying the original application (i.e. the site had negligible potential to support roosting bats). However, on the basis that the application site is close to the canal and includes green roofs, the applicant was asked to provide revised details which include bat boxes.

The Council's Nature Conservation Officer has reviewed the details and is satisfied that the details are acceptable to conserve and enhance wildlife habitats and biodiversity measures within the development.

The proposed development is in general accordance with Policies A3 and CC2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6 [Building Regs Part M4 (2)]; 7 [Building Regs Part M4 (3)]; 12 (Replacement trees); 14 (Cycle parking - retail and light industrial) of planning permission 2021/4720/P, dated 13/04/2022, 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer