

16 May 2023
Delivered via Planning Portal (PP- 12129481)

Josh Lawlor
Camden Council
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE

CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITION 136 (BIODIVERSITY ENHANCEMENTS PLOT 5) AND CONDITION 137 (BIODIVERSITY ENHANCEMENTS PLOT 6)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 136 and 137 (in relation to Plots 5 and 6 of the wider masterplan) of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”

The submission covers the following condition(s):

Condition 136 (Plot 5) and 137 (Plot 6)

“Prior to implementation of the development a plan showing details of biodiversity enhancements on the buildings and within the open space (including bird and bat boxes) appropriate to the development’s location, scale and design (including wetland areas) shall be submitted to and

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approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Submitted with this Covering Letter is a Biodiversity Management Plan, prepared by DSDHA. The document describes the Biodiversity Enhancements proposed as part of the development for Plots 5 and 6, including the how new urban habitats will be created (and subsequently, how existing trees will be protected), appropriate planting will be introduced to enhance biodiversity, and the introduction of bird/bat boxes and other ecological measures such as bee bricks to encourage new species. We therefore consider the requirements for Conditions 136 and 137 to have been met, allowing the condition to be discharged.

Submission

I hereby provide the following as part of the application:

- Application Form;
- Biodiversity Management Plan, prepared by DSDHA.

[REDACTED]

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson [REDACTED] at this office.

Yours sincerely,

[REDACTED]

Jordan Bishop
Assistant Planner

[REDACTED]