

Application ref: 2023/1995/P
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Date: 2 October 2023

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Turley
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School
174 Ossulston Street And Purchase Street Open Space
London
NW1 1EE**

Proposal:

Details pursuant to Condition 136 (Biodiversity Enhancement Plot 5) & Condition 137 ((Biodiversity Enhancement Plot 6) of planning permission reference 2015/2704/P dated 14/10/2016 as varied by planning permission 2019/5882/P dated 01/07/2020, 2020/4631/P dated 23/04/2021, 2022/2659/P dated 18/07/2022 and 2022/2855/P dated 24/11/22.

Drawing Nos: Conditions 136 and 137 - Biodiversity Enhancements Rev. A, DSDHA-246_900 Planting Schedule - Plots 5 and 6 Stage 3 Rev A.

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

Informative(s):

1 Reasons for approval-

The Biodiversity Management Plan describes how new urban habitats will be created (and subsequently, how existing trees will be protected), suitable planting will be provided to enhance biodiversity, and the introduction of

bird/bat boxes and other ecological measures such as bee bricks to encourage new species. The six bird boxes are fixed to only existing mature trees and to the east façade of plot 6, facing the nature reserve area. The birdboxes are made of a woodcrete product with four bat boxes on the south elevation. The council's Nature Conservation Officer has reviewed the details and confirmed that the details meet the requirements of the conditions.

The details are in accordance with the requirements of the London Plan and Policy A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 71 (sound insulation) and 97 (community access plan) of 2022/2855/P planning permission 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer