

Application ref: 2024/1356/P  
Contact: John Nicholls  
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Date: 20 June 2024

**Development Management**  
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Stantec  
2 Kings Hill Avenue  
Kings Hill  
West Malling  
ME19 4AQ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:  
**11 - 12**  
**Ingestre Road**  
**London**  
**NW5 1UX**

Proposal:

Discharge of condition 22 (biodiversity enhancements) pursuant to planning permission 2018/4449/P granted on 18/08/2021, for 'Erection of a six storey building plus single storey basement to provide 50 Assisted Living residential units (1 x 1 bed, 41 x 2 bed, 8 x 3 bed), following demolition of the existing building together with associated communal facilities, plant equipment, landscaping and 8 car parking spaces'

Drawing Nos: The Ecology Partnership - Biodiversity Enhancement Strategy dated 24/03/2024

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting consent-

Condition 22 of planning permission 2018/4449/P requires that prior to implementation, a plan is submitted showing details of biodiversity enhancements on the buildings and within the open space appropriate to the developments location, scale and design, which is acceptable to the local planning authority.

Full details have been provided and include native planting and integral bird boxes, which are considered acceptable for the location, scale and design of the proposal. Consequently the details can be discharged in accordance with the terms of the condition.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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