

Application ref: 2024/1094/P
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Date: 27 June 2024

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MRPP
21 Buckingham Street
London
WC2N 6EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
38 Frognal Lane
London
NW3 6PP

Proposal:
Bird and bat box details required by condition 17 of permission ref 2020/4667/P dated 27/07/2021 (for: erection of replacement 2 storey dwelling plus basement following demolition of existing building.)

Drawing Nos: 005-05 Bat and Bird Boxes Plan Back Garden - February 2024

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

Informative(s):

1 Reasons for granting approval:

The submitted plan identifies the location of one Schwegler Woodcrate Bat Box (ideal for pipistrelle and noctule bats), one Schwegler Woodcrate Robin Box and two Schwegler Woodcrate Nest Boxes.

The details have been reviewed by the Council's Nature Conservation Team and are considered acceptable. The submitted details demonstrate that appropriate features to conserve and enhance wildlife habitats and biodiversity

measures within the development would be provided.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policy A3 of the Camden Local Plan 2017.

- 2 You are reminded that the following conditions of planning permission granted on 27/07/2021 ref: 2020/4667/P remain outstanding and require details to be submitted to and approved by the local planning authority:

Prior to commencement of relevant works:
Condition 18 (details of electric vehicle charging point).

Prior to occupation:
Condition 6 (evidence of accessible dwellings),
Condition 8 (evidence of implementation of renewable energy measures),
Condition 9 (details of solar panels),
Condition 15 (evidence of implementation of Whole Life Carbon measures)

You are advised that details have been submitted for Condition 11 (hard and soft landscaping) and these are currently being assessed.

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 2023.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer