

Application ref: 2023/3407/P
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Date: 11 December 2024

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

DWD
6 New Bridge Street
London
EC4V 6AB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

81 Belsize Park Gardens
London
NW3 4NJ

Proposal:

Change of use from gym (Use Class E) to education use (Use Class F1) together with external alterations including: alteration to windows and insertion of windows to ground and first floor (1st and 2nd floor eastern windows opaque), creation of external side access with entrances relocated to east elevation following demolition of single storey structure, demolition and rebuild of eastern party wall, all to eastern elevation. Replacement of rooflight with saw tooth roof at front of building, raising of parapet wall, addition of rooflights, pv panels, green roof and roof plant, all at roof level. Insertion of window to ground floor front elevation following removal of existing porch structure and insertion of windows at first floor of front elevation. Erection of boundary wall with railings, cycle and bin stores at front of site, including associated hard and soft landscaping works.

Drawing Nos:

Existing drawings: 4279 CDC XX: RL DR A (EX) 000 D; GR DR A (EX) 100 E; UG DR A (EX) 105; 01 DR A (EX) 110 E; RL DR A (EX) 120 E; 03 DR A (EX) 130 E; RL DR A (EX) 140 E; XX DR A (EX) 300 D; XX DR A (EX) 319; XX DR A (EX) 329; XX DR A (EX) 400 E; XX DR A (EX) 410 C; XX DR A (EX) 440

Demolition drawings: 4279 CDC XX RL DR A (DM) 000 A; XX DR A (DM) 400 A; XX DR A (DM) 410 A

Proposed drawings: 4279 CDC XX: DR A (GA) 430 C; RL DR A (GA) 140 N; 01 DR

A (GA) 130 N; XX DR A (81) 400 G; ZZ DR A (81) 100 D; XX DR A (GA) 400 I; GR DR A (GA) 100 K; XX DR A (GA) 329; XX DR A (GA) 319; XX DR A (GA) 300 G; 01 DR A (GA) 120 I; 01 DR A (GA) 110 I; GR DR A (GA) 105 F; RL DR A (GA) 000 B; GF DR A (97) 100 G

Supporting documents: Biodiversity Gain Plan and Urban Greening Factor Review prepared by MKA Ecology dated 16 August 2023; Nocturnal Bat Survey prepared by MKA Ecology dated 16 August 2023; Preliminary Ecological Appraisal and Preliminary Roost Assessment prepared by MKA Ecology dated 16 August 2023; Marketing Report prepared by DWD dated Aug 2023; Design & Access Statement prepared by CDC Studio dated Aug 2023; Daylight and Sunlight Assessment prepared by T16 Design dated Aug 2023; Draft School Travel Plan prepared by Robert West dated Aug 2023; Delivery, Servicing and Refuse Management Plan prepared by Robert West dated Aug 2023; CMP pro forma completed by Robert West Consulting dated 16/08/23; Air Quality Assessment prepared by Phlorum dated July 2023; Preliminary BREEAM Assessment prepared by Eight Versa dated 27/02/2023; Energy & Sustainability Statement prepared by Max Fordham dated 16 Aug 2023; Fire Planning Statement Rev C prepared by Osborn Associates dated Aug 2023; Flood Risk Assessment and Drainage Strategy P4 prepared by MHA Structural Design dated 22/1/24; Noise Impact Assessment prepared by Max Fordham dated 11 Aug 2023; Sustainability pro forma; Arboricultural Survey Impact Assessment & Method Statement prepared by Marcus Foster dated Aug 2023; Urban Greening Factor calculations; Response to Public Comments prepared by DWD dated 11/12/2023; Transport Assessment prepared by Robert West dated Dec 2023; Designing Out Crime Response prepared by CDC Studio dated 08/01/24; Security, Access Control & CCTV Level 00; 4279 CDC XX 00 DR A SK 001 240108 Rev A; SECURITY NEEDS ASSESSMENT prepared by Cornerstone dated 15 June 2023; 4279 CDC XX XX DR A (SK) 240105; DESIGN BRIEFING NOTE 01 - UNDERFLOOR COOLING prepared by Max Fordham dated June 2023; Planning Statement and Heritage Assessment prepared by DWD dated January 2024

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing drawings: 4279 CDC XX; RL DR A (EX) 000 D; GR DR A (EX) 100 E; UG DR A (EX) 105; 01 DR A (EX) 110 E; RL DR A (EX) 120 E; 03 DR A (EX) 130 E; RL DR A (EX) 140 E; XX DR A (EX) 300 D; XX DR A (EX) 319; XX DR A (EX) 329; XX DR A (EX) 400 E; XX DR A (EX) 410 C; XX

DR A (EX) 440

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Reason: For the avoidance of doubt and in the interest of proper planning.

3 Detailed drawings

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, dry riser inlets, external doors and gates;
- b) Manufacturer's specification details of all facing materials including the colour of the render (to be submitted to the Local Planning Authority) and

samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

4 Sample panel of brickwork

Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

5 External face of building

Other than where approved as part of this permission, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

6 Obscure glazed windows

Prior to the first occupation of the development hereby approved, the first, second and third floor windows on the side (east) elevation, as shown on drawing 4279 CDC XX XX DR A (GA) 400 B Revision I, shall be fitted with obscure glass (the glazing should be sandblasted or have an acid etched finish so that it is opaque) and be non-opening, and the windows shall be retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policy A1 of the Camden Local Plan 2017.

7 Waste and recycling storage

The waste and recycling storage shown on the approved plans (4279 CDC XX XX DR A (81) 400 Rev G and 4279 CDC XX ZZ DR A (81) 100 Rev D) shall be provided prior to the commencement of the use hereby permitted, and shall be permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5, A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

8 Designing out Crime

The development hereby approved shall incorporate the security recommendations set out in the Security Needs Assessment prepared by Cornerstone dated 10/07/2023 and shall include the security features shown on the Designing out Crime Ground floor plan: 4279 CDC XX 00 DR A SK 001 240108 and Security, Access Control & CCTV Level 00: J7268-MXF-ZZ-00-DR-E-60100 Rev P03 and the security features shall be retained and maintained thereafter.

Reason: To ensure the development minimises crime and antisocial behaviour in accordance with policy D1 of the Camden Local Plan 2017.

9 PV panels

Prior to the commencement of use, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall be submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The development shall not be occupied until the relevant approved details have been implemented and shall be permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 and CC2 of the London Borough of Camden Local Plan 2017.

10 Biodiverse roof

Prior to commencement of any roof works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a minimum substrate of 150mm and a variation of substrate depth with peaks and troughs
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter be retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

11 Sustainable Drainage

Prior to commencement of use, the sustainable drainage system as approved (as set out in the Flood Risk Assessment and Drainage Strategy P4 with appendices prepared by MHA dated 22/1/2024) shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve run-off rates of 12.9l/s in a 1 in 100 year rainfall event with +40% allowance for climate change. The system shall include permeable paving with at least 2.6sqm of attenuation, at least 280sqm of green roofs and a rain garden as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

12 Hours of use

The use of the site for teaching shall only be carried out between 07:30 to 20:00 hours Mondays to Fridays and not at all on weekends or Bank Holidays. The building shall not be used by anyone other than school staff after 20:00 hours Mondays to Fridays, and at any time on weekends and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

13 Student capacity

The student capacity of 81 Belsize Park Gardens shall not exceed 200 students.

Reason: To ensure that the development would not increase pressure on the transport network or harm neighbouring amenity in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017 and Policy T4 of the London Plan 2021.

14 Cycle Storage

Prior to first occupation, the secure and covered cycle storage area for 30 cycles (long stay) and two short stay cycles hereby approved (as shown on drawing numbers: 4279 CDC XX XX DR A (81) 400 Rev G and 4279 CDC XX ZZ DR A (81) 100 Rev D) shall be provided in its entirety and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

15 Tree protection

Prior to the commencement of works on site, tree protection measures shall be

installed and working practices adopted in accordance with the Arboricultural Survey, Impact Assessment, and Method Statement Report dated August 2023 by Marcus Foster Arboricultural Design and Consultancy. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

16 Hard and soft landscaping

Prior to the commencement of the relevant works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. Such details shall include:

- a five year maintenance plan for the new Scots pine tree in accordance with BS8545:2014.
- a planting scheme in accordance with the recommendations of the Preliminary Ecological Appraisal prepared by MKA Ecology dated August 2023 hereby approved.
- ivy (as climber for trellises)

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

17 Hard and soft landscaping compliance

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

18 Lighting Strategy

Prior to the commencement of use, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. Such strategy shall provide details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of biodiversity (including foraging and roosting bats) and reducing light spillage. The development shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard neighbouring amenity and to conserve biodiversity by minimising light pollution in accordance with the requirements of policy D1, D2, A1 and A3 of the London Borough of Camden Local Plan 2017.

19 Bird and bat boxes

Prior to first occupation of the development a plan showing details of 4 bird and 2 bat box locations and types and indication of species to be accommodated (the boxes to be incorporated into the fabric of the building if feasible) shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan 2021 and Policy A3 of the London Borough of Camden Local Plan 2017.

20 Fire Statement

The development must be implemented in accordance with the provisions of the Fire Statement prepared by Osborn Associates dated August 2023 Revision C.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

21 Noise thresholds

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises windows and terraces, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

22 Anti-vibration measures

Prior to use, machinery, plant or equipment at the development shall be

mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

23 Acoustic compliance assessment prior to occupation

Prior to first occupation, an acoustic report shall be submitted to and approved in writing by the local planning authority. The acoustic report shall assess the cumulative plant noise levels from all plant operating together at maximum capacity to demonstrate compliance with the noise criteria outlined in Condition 21. Should additional mitigation be recommended, approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

24 Fire doors

The existing door (east elevation) that opens onto the communal garden and the door on the Lancaster Stables elevation shall only be used as emergency egress and shall not be used for any other purpose.

Reason: To safeguard the amenities of neighbouring occupiers in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

25 Music / amplified voices

Neither music nor amplified voices emitted from the development shall be audible at any residential / noise sensitive premises.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

26 Evidence of potential contamination

If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to, and approved in writing by the local planning authority.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

27 Sound insulation

Before the use commences sound insulation along the party wall shall be provided in accordance with the Noise Impact Assessment prepared by Max Fordham dated 11 Aug 2023. The use shall thereafter not be carried out other than in accordance with the approved scheme. The sound insulation shall be retained for as long as the use operates.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 You are advised the developer and appointed / potential contractors should

take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 All wild birds, their active nests and eggs are protected under The Wildlife and Countryside Act 1981 (as amended), which makes it an offence deliberately, or recklessly, to kill or injure any wild bird or damage or destroy any active birds' nest or eggs.

Where vegetation clearance works are required during the breeding bird season (between the months of March and August inclusive), such works can only proceed following the completion of a nesting bird check undertaken by an experienced ornithologist. Any active birds' nest identified during this check must be protected from harm until the nesting attempt is complete. This will require a buffer to be left around the nest, the size of which will depend upon the species involved. Any buffers established as a result of the initial nesting bird check must be subjected to a second check after the original nesting attempt is completed, before such areas can be removed during the breeding bird season.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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