

Application ref: 2025/0315/P  
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Date: 10 March 2025

**Development Management**  
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Cottrell and Vermeulen Architecture  
1B Iliffe St  
London  
SE17 3L  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**14 - 19 Tottenham Mews  
London  
W1T 4AA**

Proposal:

Details of bird boxes required by condition 14 of planning permission 2020/5633/P dated 12/04/2022 for 'Erection of a six storey building (and basement) to provide office (use Class E) at part ground and basement levels and self-contained flats (use class C3) at ground and floors one to five; with associated landscaping, cycling parking and enabling works'.

Drawing Nos: Condition 14 - Bird Boxes - 0475-CVA-RP-A-(PL) Condition14-00  
January 2025; 2960-CVA-TM-ZZ-DR-A-PL650 Rev P01.1

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

Informatives:

#### 1 Reasons for granting approval

The submitted details show 2 starling and 2 sparrow bird boxes which would be located to the face of the 5th floor parapet wall. The proposed sparrow terrace is a standard bird box fitted with brick slips. The two internal nesting spaces allowing pairs to nest close to each other. This design of the box is ideal for

house sparrows which are extremely social. The proposed bird boxes would be maintenance free. The recommendations of the preliminary ecology appraisal have been followed. The submitted details have been reviewed by Nature Conservation and are considered to be acceptable. The detail demonstrate that appropriate biodiversity measures and features to preserve and enhance wildlife habitats would be provided in accordance with the Local Plan.

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 advised that the following conditions attached to planning permission 2020/5633/P are outstanding and require the submission and approval of details:
  - 3 - Window and terrace screens
  - 4 - Building design details
  - 13 a, d & e - Living roof
  - 15 - Piling Method Statement
  - 23b and c - Energy Monitoring

You are advised that details have been submitted for conditions 18 (Lighting Strategy), 19 (PV panels), 25 (Air Source Heat Pumps) and 27 (Mechanical Ventilation), 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 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:  
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer