

Application ref: 2025/0832/06BGP  
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**Development Management**  
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Newmark  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details (Biodiversity Gain Plan) Granted**

Address:  
**25-26 Woburn Square**  
**London**  
**WC1H 0AA**

Proposal:

Biodiversity Gain Plan (BGP) pursuant to planning permission ref. 2024/3681/P dated 21/11/2024 (for: Refurbishment and improvements works including replacement of timber window frames, repair works to the roof, refurbishment of front access ramp, installation of platform lifts to the front and rear of the building, installation of ventilation grilles, plant, landscaping, and associated works)

Drawing Nos: Biodiversity Gain Plan (dated 01/05/2025, prepared by MKA Ecology Limited), Statutory Metric, Covering Letter

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

Informative(s):

1 Reasons for granting consent:

This application seeks to discharge the statutory Biodiversity Net Gain (BNG) condition associated with the parent planning permission 2024/3681/P. The approved scheme requires a 10% net gain in biodiversity, and the Biodiversity Gain Plan (BGP) has been submitted in order to demonstrate how this will be achieved.

The 10% net gain will be achieved on-site, largely through the planting of three new small Chinese dogwood trees which are of medium significance in the BNG metric. There would be a change of 54.45% in biodiversity on-site which is comfortably above the 10% requirement.

The BGP has been reviewed by the Council's Nature Conservation Officer who has deemed it to be acceptable. As such, the statutory condition can be duly discharged.

The full impact of the proposed development has already been assessed. The proposed details would be in accordance with the requirements of Biodiversity Net Gain.

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

- 2 You are advised that all conditions relating to planning permission granted on 21/11/2024 under ref 2024/3681/P which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer