

Delegated Report		Analysis sheet		Expiry Date:		17/08/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Tom Little				2012/3270/P			
Application Address				Drawing Numbers			
45 Sidmouth Street London WC1H 8JB				Site Location Plan; Drawing No(s) (Prefix 12.036.) 102 rev C, 110 rev C, 111 rev C,			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of bird and/or bat boxes (condition 12) to variation of condition 2012/0815/P granted 30/03/2012 associated planning permission 2011/0503/P granted 28/04/2011 for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings (to include 8 units of social rented affordable housing).							
Recommendation(s):		Granted					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No A/O					
CAAC/Local groups* comments: *Please Specify		No A/O					

Site Description

The site was formerly part of the Westminster Kingsway College but was sold into separate ownership following the securing of planning permission for the redevelopment of the college in 2006. The site was included in the college redevelopment proposals but formed a separate parcel to be developed for residential use. The college redevelopment is now complete but the site at 45 Sidmouth Street has remained undeveloped. The site has been cleared of its previous buildings. It lies immediately to the east of the Grade II* Registered St Georges Gardens with which it shares a common boundary and is located within the Bloomsbury Conservation Area.

Relevant History

Variation of condition 2012/0815/P granted 30/03/2012 associated planning permission 2011/0503/P granted 28/04/2011 for the erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings (to include 8 units of social rented affordable housing).

Relevant policies

LDF Core Strategy and Development Policies

CS15- Open space and biodiversity
DP25- Conserving Camden's heritage
CPG 3 (biodiversity)
Camden Biodiversity Action Plan

Assessment

The details of bird and/or bat boxes (condition 12) to variation of condition 2012/0815/P granted 30/03/2012 associated planning permission 2011/0503/P granted 28/04/2011 are considered to show a high quality ecological impact mitigation scheme with a variety of well placed bird and bat boxes which will enhance the ecological value of the site.

It is recommended that the condition is discharged.

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