

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>08/07/2014</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Mandeep Chagger				2014/3222/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
103 Camley Street London NW1 0PF							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of ecologist's watching brief required by condition 18 of planning permission 2011/5695/P dated 30/03/2012 (erection of 4-12 storey mixed use development following demolition of existing industrial buildings).							
<b>Recommendation(s):</b>		<b>Granted</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		N/A					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site comprises a former depot and storage yard of 0.34 ha located on the north side of the Regents Canal. It is roughly triangular in shape with the canal being to the south, Camley Street to the south west; Camley Street to the north-east; and Elm Village residential estate to the north-west. The Jubilee Waterside Centre also adjoins the site next to the canal on its western side.

## Relevant History

**2011/5695/P** - Granted 30/03/2012. Demolition of existing industrial buildings (Class B1c & B8) and the erection of a building ranging from 4-12 storeys to create a mixed use development comprising 307 x student units accommodation (Class Sui-Generis) including student cycle store; 14 x 2-bed, 15 x 3-bed and 11 x 4-bed self contained residential flats (Class C3); incubator business units comprising 1,653sqm floorspace (Class B1); 2 x retail units of 406sqm (Class A1/A3) and associated works and improvements to public realm including canal footpath.

## Relevant policies

### LDF Core Strategy and Development Policies

CS13 Tackling climate change through promoting higher environmental standards  
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

## Assessment

### Introduction

Planning permission was granted on 30/03/2012 (Ref: 2011/5695/P) for:

*Demolition of existing industrial buildings (Class B1c & B8) and the erection of a building ranging from 4-12 storeys to create a mixed use development comprising 307 x student units accommodation (Class Sui-Generis) including student cycle store; 14 x 2-bed, 15 x 3-bed and 11 x 4-bed self contained residential flats (Class C3); incubator business units comprising 1,653sqm floorspace (Class B1); 2 x retail units of 406sqm (Class A1/A3) and associated works and improvements to public realm including canal footpath.*

### Assessment

**Condition 18** states:

*The clearance of the existing northern warehouse building on the site and vegetation from the canal wall shall be undertaken under a watching brief by a qualified ecologist. A report of the watching brief by the person who carried it out including details of their qualifications shall be submitted to and approved by the Local Planning Authority before works on the new buildings are commenced.*

The applicant has submitted an Ecological watching brief summary, ref ECO2680 dated April 2014. This confirms that:

- No bats were found during clearance of ivy from the canal wall;
- The northern elevation is set within a heavily urbanised context, are such that the likelihood of the building to support roosting bats is significantly reduced.

The Sustainability Officer has confirmed the information submitted is acceptable.

**Recommendation:** Approve.