

Ms Amy Lee  
CBRE  
Henrietta House  
Henrietta Place  
London  
W1G 0NB

Application Ref: **2014/6747/P**  
Please ask for: **Sally Shepherd**  
Telephone: 020 7974 **4672**

6 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**79 Camden Road**  
**London**  
**NW1 9ES**

Proposal:

Details of bird and bat nesting boxes (condition 10) and living roofs (condition 11) of planning permission 2013/7646/P dated 15/05/2014 (for redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements).

Drawing Nos: Discharge of landscape planning conditions Rev D by Exterior Architecture Ltd dated 28/01/2015

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

Informative(s):

- 1 Reason for granting planning permission:

The application seeks to discharge conditions 10 & 11 of application 2013/7646/P which require details of the bird/bat nesting boxes and the proposed living roof. A document has been submitted which includes plans and details of the proposed



bird/bat nesting boxes and details of the living roof including a maintenance plan and a section drawing.

The landscape officer has reviewed the bird/bat nesting details which include sparrow, swift and bat boxes and insect hotels and has confirmed that the details show the appropriate number and position of bird and bat boxes for a development of this size and are sufficient to discharge condition 10. The tree officer has reviewed the living roof details and had confirmed that the details are acceptable and are sufficient to discharge the condition 11.

As such, the proposed development is in general accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.10, 5.11 and 7.19 of the London Plan and paragraphs 14, 17, 99 and 118 of the National Planning Policy Framework.

- 2 You are reminded that conditions 8 (landscaping), 14 (tree planting), 20 (vibration mitigation) and 21 (piling works) of planning permission granted on 15/05/2014 (2013/7646/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment