

Valeria Meloni
HTA Design LLP
106-110 Kentish Town Road
London
NW1 9PX

Application Ref: **2015/0205/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
59-61 Oak Grove
London
NW2 3LS

Proposal: Details of bird and bat nesting boxes/bricks as required by condition 11 of 2014/1029/P, dated 12/05/2014, for; the erection of a 3 storey building to provide 17 x 1-bed flats (including 13 x intermediate affordable units) with associated amenity space, refuse and cycle storage.

Drawing Nos: Code of Sustainable Homes Report Eco 1-4 prepared by ACD Ecology dated December 2014.

The Council has considered your application and decided to approve details:

Informatives:

1 Reasons for granting permission:

The proposed bird and bat nesting boxes / bricks are considered to be satisfactory in demonstrating the proposed development contributes towards creation of habitats and valuable areas for biodiversity would be achieved. The details



submitted within the Eco Report are by a qualified and chartered ecologist and are sufficient to discharge condition 11 of planning permission 2014/1029/P.

As such, the proposed development is in general accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3 and 7.19 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that conditions 6 (Material Samples) and 14 (PV Cells details) relating to planning permission 2014/1029/P dated 12/05/2014 are still outstanding and need to be discharged.

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