

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

Application Ref: **2014/6346/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

13 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
79 Camden Road
London
NW1 9EU

Proposal:
Details of electric vehicle charging point (condition 7) and nesting birds (condition 12) 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: 9871-E-2-0100(1) T2; 9871-E-1-0001 T2; Nesting Bird Assessment by Thomson Ecology; Covering letter by CBRE dated 8/10/2014

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



Informative(s):

1 Reason for granting permission:

Condition 7:

The submitted floor plans show that each of the two car parking spaces will have an active electric vehicle charging point. The details submitted are therefore sufficient to discharge condition 7 of planning permission 2013/7647/P.

Condition 12:

A letter by Thomson Ecology confirms that the works will take places between September 2014 and February 2015 (inclusive) and it is therefore not necessary to employ an ecologist to ensure that no nesting or nest-building birds are present. The details submitted are therefore sufficient to discharge condition 12 of planning permission 2013/7647/P.

As such, the proposed details are in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy. The proposed development also accords with policies 6.13 and 7.19 of the London Plan 2011; and paragraphs 14, 17 and 29-41 and 109-125 of the National Planning Policy Framework.

- 2 You are reminded that conditions 3 (facing/windows/balcony materials), 4 (sample panels), 6 (cycle storage), 8 (landscaping), 10 (birds and bat nesting), 11 (green roofs), 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