

Keith Rowley
RPS Planning & Development
Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

Application Ref: **2015/1833/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

25 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
30 Camden Street and 67-72 Plender Street
London
NW1 0LG

Proposal:
Details required by conditions 7b & c (Landscaping) and 11 (Bird and Bat boxes) (both relating to the Plender St and open space sites only) of planning permission ref: 2013/1969/P dated 30/10/13 (for the redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 selfcontained flats; redevelopment of 67-72 Plender Street, Bayham Place Estate garages and Richard Cobden School changing rooms on Plender St to provide two 4-5 storey blocks for a new Class D1 community centre, replacement Class A1 retail units and 31 selfcontained flats; plus new public open space next to Bayham Place).

Drawing Nos: AL-2001L, 2002J, 2006D

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting permission.



Condition 7- The landscaping details for the surrounding forecourts of the new buildings on Plender Street and the new open space are considered to be of high quality; they contain attractive paving and furniture and a broad range of plant species which will enhance the biodiversity of the area and are suitable for the site. The fencing and lighting for the new open space provide appropriate security measures and are visually acceptable.

Condition 11- The 3 bird boxes on the north facing elevations of the Plender St blocks are considered appropriate in number, design and location for this site to accommodate swifts. The proposed lack of bat boxes is acceptable here on account of the ecology report's advice that there is no potential for roosting bats on this site.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such, the proposed development is in general accordance with policies CS14, CS15 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP31 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 13 (Plender Street open space operation), 18(b) (contaminated land remediation reports), 31 (part relating to post-construction review prior to occupation of development), all in relation to the PLENDER STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.
- 3 You are reminded that conditions 2 (design and materials), 3 (sample panels), 5 (obscure glazing), 7(a) (landscaping), 9 (tree protection), 10 (foundation design), 11 (bird/bat boxes), 14 (sound insulation), 17 (roof plant), 18 (contaminated ground investigation), 20 (cycle parking), 23 (community working group), 25 (CCTV), 26 (green roofs), 29 (highway works contract), 31 (sustainability targets), 33 (construction management plan), 47 (construction trade apprentices), all in relation to the CAMDEN STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment