

Mr Darren Jolley  
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London WC1V 7PZ

Application Ref: **2015/4898/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

23 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Site at 264-270 Finchley Road**  
**London**  
**NW3 7AA**

Proposal:  
Details required by condition 14 (Birds and bats boxes) of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).

Drawing Nos:  
A(00)00, Example of bat bricks/tubes by BMD, BMD.15.020.DR.806RevC.

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

### Informative(s):

- 1 Reason for granting.

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



biodiversity would be achieved. It is considered that there is a variety of orientations proposed to encourage increase uptake for bats and birds.

The details submitted within the BMD are therefore sufficient to discharge condition 14 of planning permission 2014/3327/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 March 2015 consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 of the National Planning Policy Framework.

- 2 The applicant is advised that the following conditions associated with planning permission 2014/3327/P dated 31/03/2015 require the submission of further details: 3 (samples) and 8 (piling).

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