

Mr Paul Eden
4 - 5 Coleridge Gardens
West Hampstead
London
NW6 3QH

Application Ref: **2016/1182/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

24 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

65 Maygrove Road London NW6 2DA

Proposal:

Details pursuant to Condition 18 (Bird & Bat Nesting boxes) of planning permission 2012/5934/P, dated 21/02/2013 for redevelopment of the site to provide 91 residential units (12 Affordable and 79 market tenure, class C3) in a building comprising a basement, ground and four upper storeys with basement car parking and associated hard and soft landscaping following demolition of office and residential buildings at no. 65 - 67 Maygrove Road.

Drawing Nos: A_MRHN_9406_Bird and Bat Nesting Boxes rev B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval:



The application seeks to discharge Condition 18 of planning permission 2012/5934/P (for redevelopment of the site to provide 91 residential units (12 Affordable and 79 market tenure, class C3) in a building comprising a basement, ground and four upper stories with basement car parking and associated hard and soft landscaping following demolition of office and residential buildings at no. 65 - 67 Maygrove Road) granted on 21/02/2013.

Condition 18 requires details (including exact location, specification and design) of no fewer than 12 bird nesting boxes / bricks (to include both swift and house sparrow) and 4 bat bricks to be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

The details submitted have been reviewed by the Council's Sustainability Section who consider them sufficient to meet the requirements of the condition.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of Condition 18 and the details provided are in general accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy 7.19 of the London Plan 2015, consolidated with alterations since 2011.

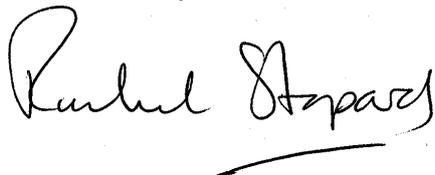
- 2 All of the pre-commencement conditions from the parent permission have now been discharged.

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



Rachel Stopard
Director of Culture & Environment

