

Mr Gavin Fung  
Sprunt  
First Floor  
20 Northdown Street  
Islington  
LONDON N1 9BG

Application Ref: **2016/3002/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

29 June 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:  
**81A Bayham Street**  
**London**  
**NW1 0AG**

Proposal:

Bird and bat box details relating to Condition 9 of 2015/0023/P dated 15/04/2016 for demolition of restaurant and 2 bed flat and erection of 4 storey building plus single storey roof level, comprising restaurant and 6 residential units.

Drawing Nos: Detail of Birds and Bats Strategy sheet dated January 2016.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting approval.

Condition 9 requires details of bird and bat box locations and types and indication of species to be accommodated within them. The details submitted have been reviewed by the Council's Nature Conservation Officer who considers they are sufficient to meet the requirements of the condition.

The sites planning history and relevant appeal decisions were taken into account



when coming to this decision.

The details are considered sufficient to satisfy the requirements of Condition 9 and 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 2016.

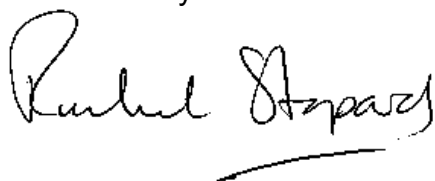
- 2 You are reminded that conditions 3 (drawings/sample of materials), 5 (Green roof), 6 (SUDS), 8 (Acoustic), 13 (Ventilation system) and 18 (External passageway drawings) of planning permission granted on 15th April 2016 reference 2015/0023/P are outstanding and require details to be submitted and 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities