

Mr Michael Lynas
Lynas Smith
1F Mentmore Terrace
London
E8 3DQ

Application Ref: **2016/2082/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

4 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Holmes Road
London
NW5 3AN

Proposal:

Details of 6 [bird and bat box locations] and 7 [Sustainable urban drainage system] of planning permission ref 2015/3131/P, 28/01/2016, for; Erection of a three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.

Drawing Nos: Sustainability and Energy Efficiency Action from GHR Construction dated 12.02.2016, PC7 Drainage System P2 dated 26.07.2016, Ecological Enhancement Plan for Birds and Bats dated May 2016 and Thames Water approval email dated 29/04/2016.

The Council has considered your application and decided to grant.

Informative(s):

- 1 Reasons for granting approval:

The application seeks to discharge Condition 6 (bird and bat box) showing details of bird and bat box locations, types and indication of the species to be accommodated. The details submitted consist of 3 x Swift Nest Box to the



northwest facing wall at third floor level and 4 x Bat boxes to the southeast and southwest elevations associated with planning permission 2015/3131/P.

Condition 7 (Sustainable urban drainage system) requires details of the urban drainage system based on demonstrating 50% attenuation of all runoff. The agent has confirmed that the proposal would include a rainwater harvesting system that would result in 60% attenuation run-off.

The details submitted for the Sustainable urban drainage system and the bird and bat boxes have been reviewed by the Council's Sustainability Officer who considers them sufficient to meet the requirements of the conditions 6 and 7.

The full impact of the proposed development has already been assessed.

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 6 and 7 and the details provided are in general accordance with policy CS13, CS15 of the London Borough of Camden Local Development Framework Core Strategy DP22, DP23 and DP32 of the London Borough Local Development Framework Development Policies.

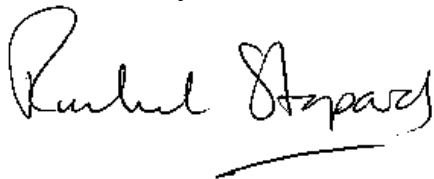
- 2 You are reminded that condition 5 [lifetime homes features and facilities] of planning permission ref. 2015/3131/P granted on 28/01/2016 is outstanding and require details to be submitted and approved. The details of condition 8 (Green roof) is currently under consideration.

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
Executive Director Supporting Communities