

Hannah Bryant
Gerald Eve LLP
72 Welbeck Street
London
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Application Ref: **2016/3087/P**
Please ask for: **David Fowler**
Telephone: 020 7974 **2123**

9 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land at Hawley Road and Torbay Street
London
NW1 8RP**

Proposal:

Details of bat/bird boxes & bricks required by condition 3 of reserved matters' permission 2014/2712/P dated 15/01/2015 (for reserved matters associated with access, appearance, landscaping, layout and scale in respect of a one form entry primary school and nursery in connection with outline planning permission ref:2012/4640/P granted on 23/01/2013).

Drawing Nos: Camden Lock Village Biodiversity Action Plan prepared by Waterman (September 2014), Manufacturer's details IMG_0296(2) and IMG_0293(2).

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reason for granting permission:

The Council's Nature Conservation officer has assessed the proposal and considers the proposed type and locations of the bird and bat boxes to be acceptable in biodiversity terms.



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.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

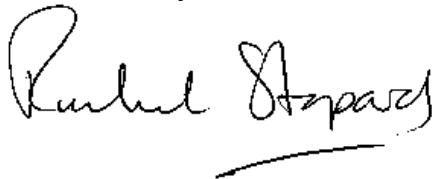
- 2 You are advised that all of the conditions requiring discharge relating to planning permission granted on 2012/4640/P dated 24/01/13 have been discharged.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities