

Ms Jennifer Ross
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2016/2961/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

6 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Regent's Park Estate
Robert Street
London
NW1**

Proposal:

Details of precautionary work in respect of biodiversity required by condition 24 of planning permission 2015/3076/P dated 09/12/2015 (for a two-phased mixed use development to provide 116 residential units (Class C3), community facility (Class D1) and retail and commercial space (Class A1/A3/A4) across 8 plots) in association with High Speed 2 proposals.

Drawing Nos: Project Management Plan dated 14th April 2016 and Letter 'The Victory Pub, Regent's Park Estate, Bat Inspection' from ACD Environmental dated 4th August 2016.

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

Informative(s):

- 1 Reasons for granting permission.

The submitted details have been reviewed by the Council's nature conservation officer who confirms that the proposed plan would contribute towards the protection



and creation of habitats and valuable areas for biodiversity. It is thus acceptable.

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

As such, the proposed details are in general accordance with policies CS15 of the London Borough of Camden Local Development Framework Core Strategy.

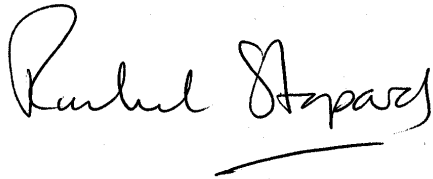
- 2 You are reminded that conditions 6, 7, 8, 11, 14, 15, 18, 20-23, 25, 26, 28, 29, 31, 33(in relation to phase 2), 34-37, 39-45, 48-51 of planning permission 2015/3076/P dated 09/12/2015 are outstanding and require details to be submitted and approved.

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