

Mr Senan Seaton-Kelly
Tibbalds
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2016/1326/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

28 December 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 Bat and Bird Boxes required by condition 25 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: LOV20032-11 Sheet 2 of 3, LOV20033-11, LOV20034-11 Sheet 1 of 2, LOV20034-11 Sheet 2 of 2, LOV20035-11 sheet 1 of 2 (Newlands), LOV20035-11 sheet 1 of 2 (Newlands 2), LOV20036-11, LOV20039-11, LOV20037-11A, LOV200338-11 and LOV20032-11 Sheet 1 of 3.

Informative(s):

- 1 Condition 25 requires the details of the location of bird and bat boxes together with the type of box and indication of species that will accommodate the box. The applicant has provided plans detailing there would be one type of bat box and three types of bird boxes which would accommodate swifts and sparrows together with



an insect house. The plans annotate the location of each of the boxes and have confirmed the swift and sparrow boxes would be installed into the brickwork with the bat boxes being face fixed to the brick, as these are slimline in nature they would not detract from the aesthetic of the building. The details provided have been reviewed by the Council's Nature Conservation Officer who raises no objection to the approval of condition 25.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The submitted details are in general accordance with policies CS15 of the London Borough of Camden Local Development Framework Core Strategy.

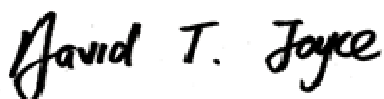
- 2 You are reminded that conditions 6, 7, 8, 11(a,b,c,e), 14, 15, 18, 20-23, 26, 28, 29, 31, 33(in relation to phase 2), 34, 36, 37, 39-41, 44, 45 and 50 of planning permission 2015/3076/P dated 09/12/2015 are outstanding and require details to be submitted and approved.
- 3 Please be reminded this application only gives approval for the location of the bird and bat boxes and does not approve any details of soft or hard landscaping which are secured by condition 15.

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



David Joyce
Executive Director Supporting Communities