

Monday, 06 February 2017

**Delivered by Planning Portal**

Fergus Freaney  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Mr Freaney,

**SITE REFERRED TO AS GARAGES TO THE SOUTH OF 27A WEST END LANE, LONDON NW6 4QJ**

**SUBMISSION OF DETAILS PERSUANT TO CONDITION 9 (BIRD AND BAT BOX LOCATIONS AND INDICATION OF SPECIES TO BE ACCOMODATED) OF PLANNING PERMISSION 2016/5031/P**

On behalf of StreetPlot Ltd, please find enclosed the following information which is being submitted in relation to the full discharge of Condition 9 of the above planning permission;

- Signed and completed application form;

The following drawings prepared by StreetPlot Ltd;

- Location Plan, 1:1250 @A4;
- 1000-111 First Floor Plan, 1:100@A3, 1:50@A1;
- 1000-300 Proposed Elevations, 1:100@A1;

The following documents prepared by StreetPlot Ltd:

- Bird and Bat Box Specification by StreetPlot Ltd;

The following product specification information;

- Schwegler Product Specification by Schwegler;

The application has been submitted to Camden Council online via Planning Portal. A payment of £97 in respect of the application fee has been paid via the online portal.

The development permitted by planning permission 2016/5031/P is as follows:

*“Demolition of the existing eight garages and the erection of a two to three storey terrace of 3x3bed townhouses (Class C3) and associated landscaping.”*

Condition 9 states:

*“Prior to construction a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.”*

The document 'Bird and Bat Box Specification' details the locations, types and indications of species to be accommodated. The location and positioning of each individual bird and bat box is outlined in drawings; Proposed Elevations 1000-300 Rev A and First Floor Plan 1000-111 Rev A. The document 'Schwegler Product Specification' provides technical information on the suggested bird and bat box types.

We trust the accompanying details are acceptable to enable the full discharge of Condition 9. If you have any queries please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Broadbent', with a long horizontal stroke extending to the right.

**Paul Broadbent**

Director, Architect RIBA

paul@streetplot.co.uk