

Mr Philip Harvey
PCKO Architects
5-8 Hardwick Street London EC1R
4RG United Kingdom

Application Ref: **2017/4538/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

6 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Greenwood Centre
25 Greenwood Place
London NW5 1LB**

Proposal:

Details of bird and bat boxes to discharge condition 9 (for Community Centre only) of planning permission 2013/5947/P dated 18/06/2014 for: Demolition of existing buildings and redevelopment to provide a new Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sq m (GIA) social enterprise and associated works
Drawing Nos: (1213 WD_)214 Rev K; 215 Rev G; 216 Rev F, Eco-Habitats for Bats & Swifts brochure, CoolVault and Ecoterre brochure, BREEAM 2014 NEW CONSTRUCTION LANDUSE AND ECOLOGY CREDITS ASSESSMENT dated June 2016 and 1SP Schwegler Sparrow Terrace details.

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

Informative(s):

- 1 Reasons for approving the details.



Full details of the design, specification and locations of bird and bat boxes and indication of species to be accommodated have been submitted in accordance with condition 9 of the original decision notice. The submission includes a report by Richard Graves Associates' titled 'Greenwood Resource Centre, Bream 2014 New Construction Land use and Ecology Credits Assessment'. The report makes recommendations for enhancing site ecology, including the provision of nest/roost boxes. The specification of the bat boxes have been amended to suit the external materials of the building. These amendments have been accepted by the ecologist who authored the submitted report. Detailed elevations and product details have also been submitted, including the Ibstock bat box and the Schwegler sparrow terrace.

The details have been assessed by a Conservation Ecologist from the London Wildlife Trust, on behalf of the Camden Nature Conservation Service, who considers the details to be acceptable for discharge. Officers consider that the details are of sufficient design quality to preserve the character and appearance of the proposed development.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

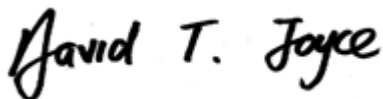
- 2 You are advised that Conditions 3, 4, 6, 8, 10, 11, 12, 13, 17, 19, 20, 21b and 25 of planning permission 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

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
Director of Regeneration and Planning