

Mr Simon McCafferty
SADA Architecture
26 George Street
St Albans
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AL3 4ES UK

Application Ref: **2017/3416/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Camden Studios
Camden Street
London NW1 0LG**

Proposal:

Details required by condition 11 (bat and bird boxes), relating to the Camden St site only, attached to planning permission ref 2013/1969/P dated 30/10/13 (for the redevelopment of 30 Camden Street to provide a block for 14 flats; redevelopment of 67-72 Plender Street to provide two blocks for a new community centre, retail units and 31 flats; plus new public open space next to Bayham Place).

Drawing Nos: Email from M.Piekarz dated 25.10.17 regarding details of sparrow terrace and bat box; CfSH Ecological Assessment by Middlemarch dated April 2017; 501 rev P01, 502 rev P01; sketch of revised bird box location on 502-P01

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



Informative(s):

1 Reasons for granting approval

Condition 11- the submitted details of 2 bird boxes and 1 bat box have been reviewed by the Council's ecological consultant who has confirmed that they are adequate in design, number and location to provide new biodiversity measures within the development.

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.

As such, the proposed details are in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy.

2 You are reminded that conditions 14 (sound insulation) and 18b (ground investigation results and remediation), in relation to the CAMDEN STREET SITE PHASE ONLY, of planning permission granted on 30/10/2013 (ref 2013/1969/P) are outstanding and require details to be submitted and approved.

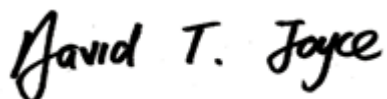
3 You are advised that details submitted to discharge conditions 5 (obscure glazing), 7a (landscaping), 17 (roof plant), 24 (facade fixtures), 25 (CCTV), 26 (green roofs) are being currently assessed and awaiting determination.

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