

Application ref: 2018/1972/P  
Contact: Jonathan McClue  
Tel: 020 7974 4908  
Date: 22 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Gerald Eve LLP  
72 Welbeck Street  
LONDON  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**101 Camley Street  
London NW1 0NF**

Proposal:

Details of bird nesting boxes/bricks and bat boxes to discharge condition 20 of 2016/6311/P (originally approved under 2014/4385/P dated 18/03/2015) for: Mixed use building ranging from 6-13 storeys comprising 2,220sqm employment floorspace, 121 residential flats, pedestrian footbridge over the Regent's Canal

Drawing Nos: Cover letter (ref: LJW/GBR/MSO/J10337) dated 26/04/2018; (01 AL 0400)050; 051; 052; 053; 054; 055; 100; 101 and 102.

Informative(s):

- 1 Reasons for approving the details.

The submitted details include details of four bird boxes and one large bat box. The condition wording requires two bat boxes; however, a larger bat box has been provided and this is deemed acceptable and an adequate provision would be provided.

The Council's Nature Conservation Officer has reviewed the details and is content with the location, and noted that the boxes would be integrated into the fabric of the building.

It is considered that the design of the boxes would be acceptable and would preserve the character and appearance of the host building and surrounding area. Officers note that the details only relate to the approval of the bird/bat boxes, and that this approval of details does not give consent for any other features or alteration on the drawings, especially if there is any inconsistency with approved drawings.

On this basis, it is considered that the details have secured appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy 7.19 of the London Plan 2011 and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy. Therefore, the condition is discharged.

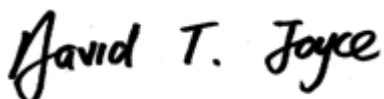
- 2 You are advised that Conditions 3 (details) - part, 4 (sample panel) - part, 6 (landscaping), 7 (wind/microclimate mitigation), 10 (cycle parking), 11 (green/brown roofs), 13 (layout wheelchair units), 15 (sound insulation), 17 (plant) and 21b (remediation) of 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) require the submission of details and must be approved before the relevant part 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning