

Application ref: 2018/4094/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 4 October 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

AOC Architecture Ltd
24-28 Pritchards Road
London
E2 7RG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Studio
North End Avenue
London
NW3 7HP

Proposal:

Details of living roof, bird and bat boxes and demolition and construction method statement required by conditions 6, 10 and 12 of permission 2018/1315/P dated 23/07/2018 (Demolition of existing two-storey dwelling and erection of a replacement two-storey 4 bed dwelling (Class C3).

Drawing Nos: 207_GA_147 A, D0901-00W_1-2Deg_200-Ext-XF301-SM_001, BWP Demolition and Construction Statement Rev B 22/08/18, NBS Specification Q37 Green Roof AOC_207_Q37, NBS Specification J41 Reinforced Bitumen Roof Coverings AOC_207_J41

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

Informative(s):

- 1 Conditions 6, 10 and 12 of permission 2018/1315/P require details of bird and bat boxes, living roof and demolition and construction method statement to be submitted and approved.

The submitted documents have been reviewed by the Council's Nature Conservation Officer who is satisfied that the proposed bird and bat box details and green roof would contribute towards the creation of habitats and valuable areas of biodiversity whilst the demolition and construction statement would follow best practice and covers all protected species which may be affected by the demolition works. The submitted details are therefore considered sufficient to discharge the requirements of conditions 6, 10 and 12.

The full impact of the proposed development has already been assessed. As such, the proposed details are in general accordance policy A3 and CC2 of the London Borough of Camden Local Plan 2017.

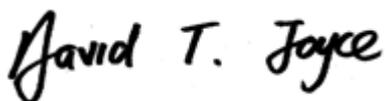
- 2 You are reminded that condition 3 of planning permission 2018/1315/P granted on 23/07/2018 is outstanding and requires details to be submitted and approved.

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