
Subject 80 Charlotte St & 65 Whitfield St, Ecology Cover Letter

Date 17 December 2018

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1 Introduction

The scheme at 80 Charlotte St and 65 Whitfield St, London, W1T 4QP was originally granted planning permission (Planning Permission Reference 2010/6873/P) subject to Condition 13 relating to bird boxes:

‘Prior to first occupation of the development a plan showing the details of bird 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 and maintained, unless prior written permission is given by the local planning authority for any variation’.

In order to discharge the condition a plan is therefore required in order to detail the locations and typologies of bird boxes across the development. Bird boxes must be installed and maintained according to the approved plan.

This letter report provides an addendum to the plan prepared by Amey Fender Katsalidia (AFK) showing bird box locations. It details the rationale and ecology strategy for bird box locations to be included as part of the planning submission.

2 Bird Box Provision

In accordance with the plan, there should be six RSPB Sparrow Terrace boxes installed around the brown roof area of 80 Charlotte St, each with 32mm entrance holes. In addition there should also be two RSPB Apex starling nestboxes with 45mm entrance holes. These two types of boxes are suitable for house sparrow *Passer domesticus* and starling *Sturnus Vulgaris* respectively, both of which are priority species in the Camden Biodiversity Action Plan (BAP) and recommended in the original ecology report produced by AMEC in May 2013.

The six boxes with 32mm entrance holes should be grouped into three pairs in order to be better suited to the colonial nature of house sparrows. They should also be a minimum of 2m clear space below in order to be successful for sparrows.

All eight boxes should be installed so that where possible they are positioned away from fan units and direct lighting, and they face between north and east (i.e. avoiding strong sunlight and the wettest winds). Due to the insufficient height to mount bird boxes along Charlotte Street, as well as the lack of brown roof provision on this side of the building, a north-north west orientation within the louvre screen along Chitty Street is therefore considered the best location.

Following RSPB Guidance¹ it is recommended that the bird boxes are maintained/cleaned annually, ideally between November and January. Old nests should be removed and boiling water used to kill any remaining parasites. No insecticides or flea powders should be used.

Once thoroughly dry the lid to the box should be replaced with a small handful of hay or wood shavings (not straw) in the box.

To protect the outside of the boxes from weathering, a water-based preservative (preferably one that complies with standard EN71 part 3 as safe for children's toys) should be applied to the outside of the box as a part of maintenance between November and January.

Yours sincerely



Austin Brown BSc (Hons) MSB MIEEM CBiol

Senior Ecological Consultant

¹ <https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/cleaning-nestboxes>