

Application ref: 2019/1555/P
Contact: Charles Thuaire
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Date: 8 July 2019

Development Management
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Turley
8th Floor Lacon House
84 Theobalds Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**land adjacent to the playground at
Primrose Hill Cafe
Prince Albert Road
London
NW1 7ST**

Proposal:

Details of condition 5 (updated bat survey) and condition 6 (lighting), pursuant to planning permission ref 2016/4762/P granted on 16 February 2017 (for Extension to provide cafe (Class A3 use) and associated external and landscaping alterations)

Drawing Nos: Updated ecological appraisal 2018 by LUC dated September 2018; existing site plan; letter from LUC dated 8.2.19; Realta micro lighting spec; 54464-CBD-00-GF-DR-E-2200 rev T1.

Informative(s):

1 Reasons for approval-

The updated bat survey undertaken in 2018 shows that no bats were roosting in the building and there were low levels of commuting and foraging activity recorded within site. The Council's ecologist has confirmed that this survey is acceptable and sufficient to discharge this condition.

The submitted lighting plan has been designed to minimise the potential for

lighting impacts on surrounding habitats and thus minimises impact on bats. The Council's ecologist has confirmed that this scheme is acceptable, provided that a precautionary approach is taken regarding bats during works in line with recommendations of the submitted Ecological Appraisal.

The full impact of the proposed development has already been assessed.

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 all conditions relating to planning permission ref 2016/4762/P granted on 16 February 2017, which need details to be submitted, have been approved.
- 3 You are advised to ensure that a precautionary approach is taken regarding bats during works in accordance with the recommendation in para 4.10 of the Updated Ecological Appraisal 2018 hereby approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer