

Application ref: 2019/1849/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 8 July 2019

Development Management
Regeneration and Planning
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Turley Associates
17 Gresse Street
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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 7 (bat/bird boxes) 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: Letter from LUC with plan dated 1.4.19; existing site plan

Informative(s):

1 Reasons for approval-

The Council's ecologist has confirmed that the submitted bird and bat box details are adequate in design, number and location. They will provide new wildlife habitats within the development and will enhance the biodiversity of the area.

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.

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