

Mr Paul Broadbent
StreetPlot
StreetPlot Ltd. Unit 1.25 East London
Works 75 Whitechapel Road London
E1 1DU

Application Ref: **2017/0737/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Garages to the South of 27A
West End Lane
London**

Proposal:

Details of Condition 9 (Bird and Bat Boxes) of 2016/5031/P (dated 27/01/2017) for demolition of the eight garages and the erection three townhouses.

Drawing Nos: Cover letter dated 6th Feb 2017; Schwegler website extract Sheet 17/08/2016; Bird and Bat Box Specification February 2017; 1000-300A; 1000-111A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for approving the details:

The proposed bird and bat nesting boxes/bricks details and specifications



submitted have been reviewed by the Council's Sustainability Officer and are considered to be satisfactory in demonstrating the proposed development contributes towards creation of habitats and valuable areas for biodiversity. It is considered that there is a variety of orientations proposed to encourage increase uptake for bats and birds. The boxes are also sensitively designed and placed on the buildings.

The details submitted are therefore sufficient to discharge condition 9 of planning permission 2016/5031/P.

As such, the proposed development is in general accordance with policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP24 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

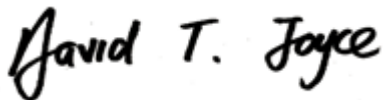
- 2 The applicant is advised that the following conditions associated with planning permission 2016/5031/P dated 27/01/2017 require the submission of further details: 3 (samples), 10 (living roof), 11 (details of SUDS), 12 (evidence of SUDS implementation), 13 (rainwater recycling), 14 (Ground investigation), 17 (drainage strategy) and 18 (Piling method statement).

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



David Joyce
Director of Planning and Regeneration