

Application ref: 2019/5670/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 7 May 2020

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

SADA Architecture
Sada Architecture Ltd
First Floor
26C George Street
St. Albans
AL3 4ES
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Hampshire Street
London
NW5 2TE**

Proposal: Details required by conditions 8 (Acoustic - Residential), 9 (Acoustic - Commercial) and 14 (Bird & Bat Boxes) of planning permission 2017/2883/P dated 24/04/2019 (for redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace (Class B1) and 16 residential units (6 x 2-bed, 6 x 1-bed and 4 x 3-bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c).

Drawing Nos: Bat and Bird Box Strategy prepared by Middlemarch Environmental dated 30th September 2019; Internal Noise Assessment prepared by Sound Advice Acoustics dated October 2019

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

Informative(s):

- 1 Reason for granting permission

Conditions 8 (Acoustic - Residential) and 9 (Acoustic - Commercial)

An internal noise assessment has been provided. The noise assessment makes recommendations as to the proposed construction methods required to

achieve the improvement over building regulations necessary to comply with conditions 8 and 9. The noise report has been reviewed by environmental health. Subject to compliance with the recommendations of the noise assessment, the submitted details demonstrate that the amenities of the adjoining premises would be safeguarded.

Condition 14 (Bird & Bat Boxes)

A Bat and Bird Box Strategy has been submitted. Two bird boxes would be installed on the east side elevation of the approved development approximately 750mm below the parapet level. Two habitat boxes would be installed on the southern rear elevation at either end approximately 750mm below the parapet level. It is noted that the southern aspect would back onto adjacent rear gardens and vegetated spaces. The strategy has been reviewed by Nature Conservation. The submitted details demonstrate that appropriate features to conserve and enhance wildlife habitats and biodiversity measures would be secured.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1, CC1, D1, A1, A3 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawing and samples of facing materials), 4 (sample panel of the facing brickwork), 10 (remediation measures), 12 (photovoltaic cells), 15 (air quality monitors), 18 (Building Regulations Part M4(2)) and 19 (Building Regulations Part M4 (3)(2a)) of planning permission granted on 24/04/2019 ref: 2017/2883/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 7 (Tree protection measures), 10 (Preliminary Risk Assessment), 13 (Piling Method Statement), 17 (Green Roof Details), 21 (SUDS) and 22 (Bat Survey) of planning permission granted on 24/04/2019 ref: 2017/2883/P and these are currently being assessed.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer