

REF: MR/BH/R00033

FAO: Kristina Smith
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

12th February 2021

Dear Kristina,

**APPLICATION TO DISCHARGE CONDITION 10 (BIRD AND BAT BOXES) OF PLANNING PERMISSION 2019/5155/P
140-146 CAMDEN STREET, LONDON, NW1 9PF**

I write on behalf of our client, J. Murphy & Sons Limited, to enclose an application to discharge Condition 10 (Bird and Bat Boxes) of planning permission 2019/5155/P. Permission was granted on 10th July 2020 for:

‘Variation of condition 2 (approved plans) and condition 7 (energy strategy) of planning permission ref. 2019/3403/P dated 10/09/2019 (for variation of condition 2 and removal of condition 12 of planning permission ref 2017/1407/P dated 28/11/2017 for variation of condition 25 of planning permission ref 2014/7908/P dated 11/05/2016 for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping), namely to convert from CHP to ASHP with associated relocation of plant rooms and to alter elevations’.

This planning permission follows a series of amendments sought to the original planning permission for the “Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units (4 x studio, 19 x 1-bed, 18 x 2-bed and 11 x 3-bed C3 use class) with associated landscaping” granted on 11th May 2016 under LPA ref. 2014/7089/P, as set out and summarised below.

Site Background and Planning History

Application Type	LPA reference	Description	Decision	Decision Date
Section 73	2017/1407/P	Section 73 application to vary Condition 25 of LPA ref. 2014/7089/P)	Approved	28 th Nov 2017

		to allow for separate contracts to be let for demolition and construction. Granted alongside a Deed of Variation to the Section 106 agreement.		
Non-material Amendment	2017/6720/P	Non-Material Amendment application to LPA ref. 2014/7089/P for “alterations to Block A lightwell and railings, omission of GF balcony, removal of courtyard lightwell, repositioning of Block B access, re-arrangement of wheelchair unit at GF, lighting design, addition of private terraces in courtyard, security fencing, commercial access repositioned, GF recess omitted, stair access to communal terrace added, changes to window design and faience columns and repositioning of lift”.	Approved	9 th Feb 2018
Section 73	2019/3403/P	Section 73 application (2019/3403/P) sought the variation of condition 2 and the removal of condition 12, incorporating various design changes such as the rearrangement of the cores and the creation of larger family sized units	Approved	10 th Sept 2019
Section 73	2019/5155/P	Section 73 to vary the energy strategy and confirm the use of ASHP within the development, via the variation of condition 7, and align this with the relevant clause of the S106. In addition, amendments to the plans were also proposed, including the re-location of the plant areas to the first-floor courtyard and seventh floor, and the subsequent re-location of the seventh-floor residential unit to the third floor and third floor gym to the seventh floor, in order to facilitate this energy strategy. Improvements to the	Granted subject to resolution of the DoV to the S106	10 th Jul 2020

		façade were also included as part of this application, including the simplification of elements to allow the use of higher quality materials.		
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Planning Condition 10 (Bird and Bat Boxes) Attached to Planning Permission 2019/5155/P

'Prior to the commencement of work on the superstructure, a plan showing details of bird and bat 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 first occupation of the development and permanently retained thereafter'.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

In accordance with the wording of the above planning condition, the following documents have been prepared and are submitted with this application to discharge Condition 10 (Bird and Bat Boxes):

- Proposed Bird / Bat Boxes Location Plan prepared by Chassay + Last Architects @1:200 @A3;
- Proposed Bird / Bat Boxes East Elevation prepared by Chassay + Last Architects @1:200 @A3;
- Proposed Bird / Bat Boxes South Elevation prepared by Chassay + Last Architects @1:200 @A3; and
- Ecology Statement prepared by The Ecology Consultancy (dated 6th November 2020).

The above documentation provides details of the proposed location of the bird and bat boxes and an indication of the species to be accommodated for to comply with the wording of the planning condition. The location of the bird and bat boxes is further detailed by the ecology statement. The statement recommends that three of the 'Build in Woodstone' bat boxes from CJ Wildlife should be installed as part of the new development and that these are to be located on the south-east facing, canal side of the development at least 5 metres from the ground. Furthermore, six bird boxes in total are to be installed comprising two, 'Woodstone Build-In' open nest boxes, to be located on the north-east elevations of the building, at least 5 metres from the ground, two sparrow terrace boxes, to be located on the north-east elevations of the building, at least 5 metres from the ground, and two starling boxes, which are to be located in trees along Bonny Street, between 2-4 metres from the ground.

Contents of Application Submission

The following supporting documents have been submitted via planning portal (PP-09455917):

- The completed application form;
- This covering letter produced by ROK Planning;
- The relevant planning application fee of £116.00;
- Proposed Bird / Bat Boxes Location Plan prepared by Chassay + Last Architects @1:200 @A3;
- Proposed Bird / Bat Boxes East Elevation prepared by Chassay + Last Architects @1:200 @A3;
- Proposed Bird / Bat Boxes South Elevation prepared by Chassay + Last Architects @1:200 @A3; and
- Ecology Statement prepared by The Ecology Consultancy (dated 6th November 2020).

I trust that you have all the information you require to validate this application. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins (bethan.hawkins@rokplanning.co.uk) or myself at this office. I look forward to your formal acknowledgement of the application.

Yours sincerely,



Matthew Roe
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