

Application ref: 2021/0329/P
Contact: David Fowler
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Date: 30 March 2021

Development Management
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Braeside Developments Ltd
4 Springwood Hall
Springwood Park
Tonbridge
TN11 9LZ
Kent

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
294 High Holborn
London
WC1V 7JG

Proposal:

Discharge of Condition 10 (Biodiversity Enhancement Features) granted under reference 2017/1827/P dated 15/08/18 for erection of a 9 storey building comprising retail use (Classes A1 - A3) at basement and ground floor levels, office use (Class B1) at first and second floor levels and 10 residential units (6 x 1 bed and 4 x 2 bed) (use class C3) above including plant and associated works.

Drawing Nos: Habitats Management Plan (Clarkson and Woods) November 2020,
Update Ecological Appraisal (Clarkson and Woods) November 2020, Covering letter
(Braeside Developments) 20.01.21.

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

Condition(s) and Reason(s):

Informative(s):

1 Reason for approval:

Full details of biodiversity enhancements have been submitted, including bat and bird boxes. A Biodiversity Officer has assessed the proposed details and is satisfied. The submitted details are considered acceptable and officers consider that the condition can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with Camden Local Plan 2017 policy A3.

- 2 You are advised that the following conditions are still outstanding for application reference 2017/1827: Conditions 4, 6, 9, 13, 16, 18, 22.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer