

Application ref: 2021/0908/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Email: [Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)  
Date: 24 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ROK Planning  
16 Upper Woburn Place  
London  
WC1H 0AF  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**140-146**  
**Camden Street**  
**London**  
**NW1 9PF**

Proposal:

Details of bird and bat boxes required by condition 10 of planning permission 2014/7908/P dated 11/05/2016 (as later amended by permissions refs 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for redevelopment of 1-8 storey building (plus basement) of commercial and residential units.

Drawing Nos: CSP-4601 (Rev A); CSP-4602 (Rev A); CSP-4603; Ecologist Planning Advice note (dated 6th Nov 2020)

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

Informatives:

#### 1 Reasons for granting-

The proposal comprises 3 bat boxes on the south-east facing canal side of the development at least 5m from the ground; and 6 bird boxes designed for sparrows, starlings and black redstarts on the north east elevations of the building at least 5m from the ground.

Following relocation of some boxes from Council street trees to the building, the Nature Conservation officer has confirmed the proposed type and locations of boxes are appropriate. It is considered that the details secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development.

The full impact of the proposed development has already been assessed.

As such, the details are in general accordance with policies A2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (materials), 4 (landscaping), 6 (green roof), 11 (CHP specification), 20 (ground investigation) and 15 (post-construction waterway wall survey) of planning permission ref 2014/7908/P dated 11/05/2016 (as later amended by planning permissions ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019; and 2019/5155/P dated 10/07/2020) are outstanding and require details to be submitted and 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



Daniel Pope  
Chief Planning Officer