

Planning Application 2012/0974/P

29-33 CHALK FARM ROAD, FORMER ESSO SITE, CAMDEN

ADDRESSING CONDITION 16

By



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On behalf of

**Dyar Lally, RIBA
Managing Director,
Hallmark Property Group,
46, Great Marlborough Street,
London,
W1F 7JW**

Dated 18th December 2012

1.0 Instructions

1.1 Instructions were received from Dyar Lally of Hallmark Property Group to address Condition No. 16 from The London Borough of Camden.:

16 Before the development is commenced full details of the biodiverse features (bird and bat boxes) to be incorporated within the elevations of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation and thereafter maintained and retained in accordance with such scheme.

Reason: In order to conserve and enhance the biodiversity of the area in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

2.0 Biodiversity

2.1 The London Borough of Camden's nature conservation strategy is tied up in their policy CS15 which states 'CS15 Protecting and improving our parks and open spaces & encouraging biodiversity' which is quoted within the *Camden Core Strategy 2010-2025 Local Development Framework*.¹

2.2 The idea of Policy CS15 is to make an ecological gain in the long term through all development and construction in Camden.

2.3 In this case at Chalk Farm Road a specific request has been made for bird and bat boxes.

2.4 The national law pursuant to encouraging biodiversity is:

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED); THE RIO CONVENTION ON BIOLOGICAL DIVERSITY (CBD) 1992; ENVIRONMENT ACT, 1995; THE CONSERVATION (NATURAL HABITATS &C.) REGULATIONS 1994 (THE HABITAT REGULATIONS 1994); THE CONSERVATION (NATURAL HABITATS &C.); COUNTRYSIDE AND RIGHTS OF WAY ACT 2000 (CRoW, 2000) – herein protecting SPECIES ACTIONS PLANS (SAPs) and HABITAT ACTION PLANS (HAPs); DEFRA 01/2005 BIODIVERSITY AND GEOLOGICAL CONSERVATION - STATUTORY OBLIGATIONS AND THEIR IMPACT WITHIN THE PLANNING SYSTEM; NATURAL ENVIRONMENT & RURAL COMMUNITIES ACT 2006 (NERC, 2006). NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2012).

¹ http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2409624.

Applicable guidances and Code of Practice (chronological)

BIODIVERSITY: THE UK STEERING GROUP REPORT, VOLUME 1 MEETING THE RIO CHALLENGE, 1995; GOOD PRACTICE GUIDE: PLANNING FOR BIODIVERSITY, 1999 (ROYAL TOWN PLANNING INSTITUTE, RTPi); BIODIVERSITY BY DESIGN, 2004 (TOWN AND COUNTRY PLANNING ASSOCIATION, TCPA); BIODIVERSITY DATA NEEDS FOR LOCAL AUTHORITIES AND NATIONAL PARKS AUTHORITIES, 2006. (PUBLISHED BY THE ASSOCIATION OF LOCAL GOVERNMENT ECOLOGISTS (ALGE)); THE ECONOMICS OF ECOSYSTEMS & BIODIVERSITY FOR LOCAL AND REGIONAL POLICY MAKERS, 2010; ROADMAP TO A RESOURCE EFFICIENT EUROPE, 2011; DRAFT BS 42020 BIODIVERSITY – CODE OF PRACTICE FOR PLANNING AND DEVELOPMENT, 2012.

3.0 Which bird and bat bricks to purchase?

3.1 The following 12 bird bricks and 3 bat bricks are recommended (Technical Appendix WM01).

3.2 The locations and examples of bricks are shown in Technical Appendix WM01/02.

4.0 Monitoring and Maintenance

4.1 The following monitoring and maintenance should take place of the bird and bat boxes, as per Table WM01.

**WM01 Monitoring and Maintenance of the bat and bird boxes
(for five years as specified)**

WORK TO BE DONE (and where)	WHEN & REMEDY	FREQUENCY
BIRD BRICKS		
Still in position?	In winter: if missing replace	Annually
Remove old nest material	In winter (not essential)	Annually
Check that holes in bricks have not been covered up	In winter; remove debris if necessary	Annually
Has brick rotted away significantly ?	In winter: If so, replace	4th year
BAT BRICKS		
Still in position?	If missing replace	Annually
Remove old nest material (if accessible)	In winter	Annually
Check that holes in bricks have not been covered up	In winter; remove debris if necessary	Annually
Has brick rotted away significantly ?	In winter: If so, replace	4th year

Technical Appendix WM01

BIRD AND BAT BRICKS & TERRACES

Some recommendations, regarding suppliers and sitings

The following could be purchased from two suppliers (there are many other suppliers)

BIRD BRICKS AND TERRACES

Swift bricks **SB** x 10 £34.95 each = £349.50 JacobiJayne

House Sparrow terrace **HS** x 2 £69.95 = £139.90 Alanaecology
'Schwegler House Sparrow Terrace' as per Camden policy and guidance.

BAT BRICKS

Bat box brick **BBB** x 4 £68.29 = £136.58 JacobiJayne

Prices need to be confirmed with the two suppliers.

CONTACTS

Alana Ecology alanaecology.com 01588 630173

Jacoby Jayne jacobijayne.co.uk 0800 072 0130

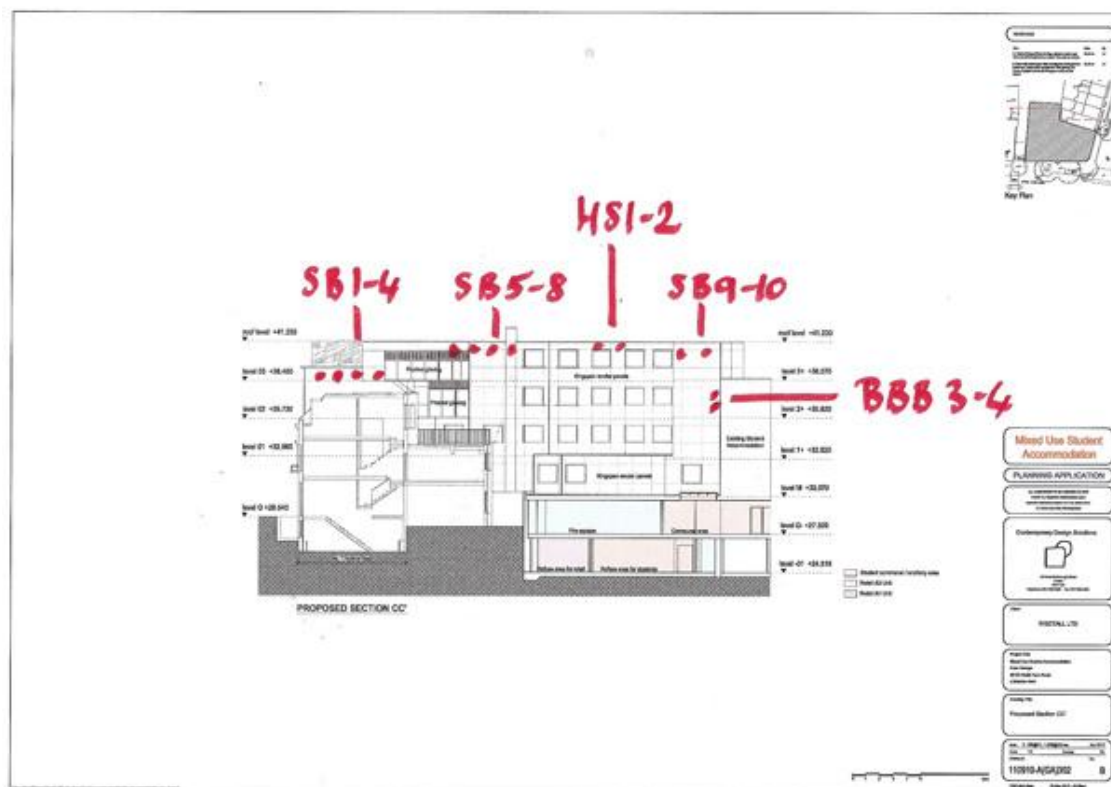
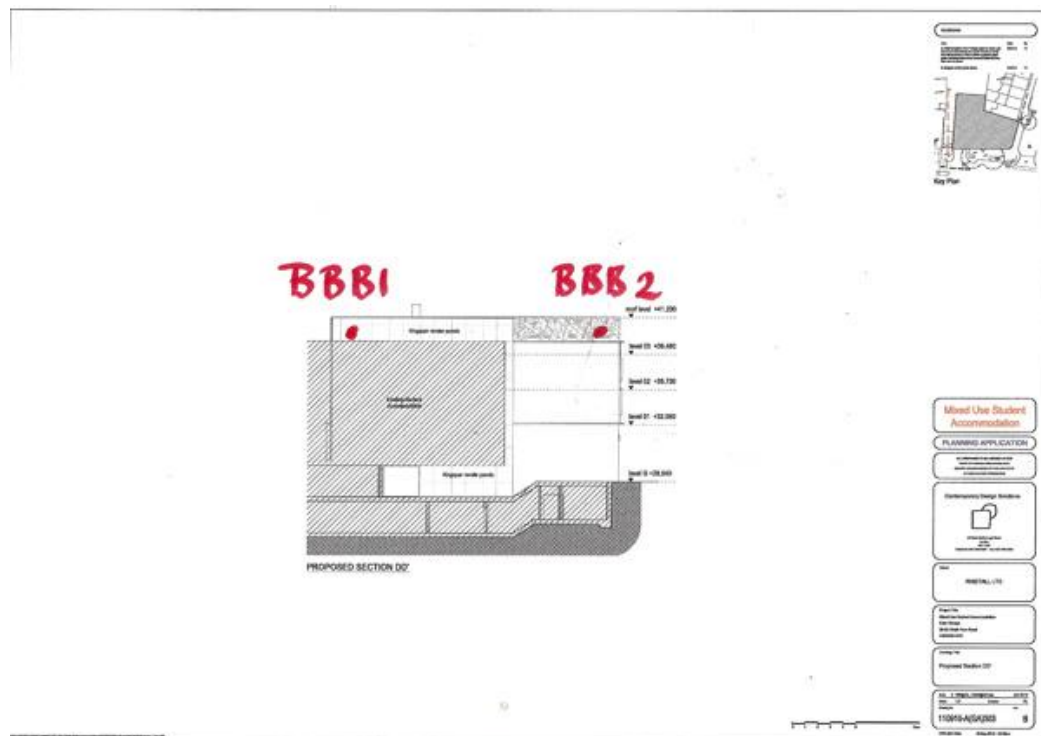
OTHER

Wiggly Wigglers wigglywigglers.co.uk 01981 500391

NHBS Totnes

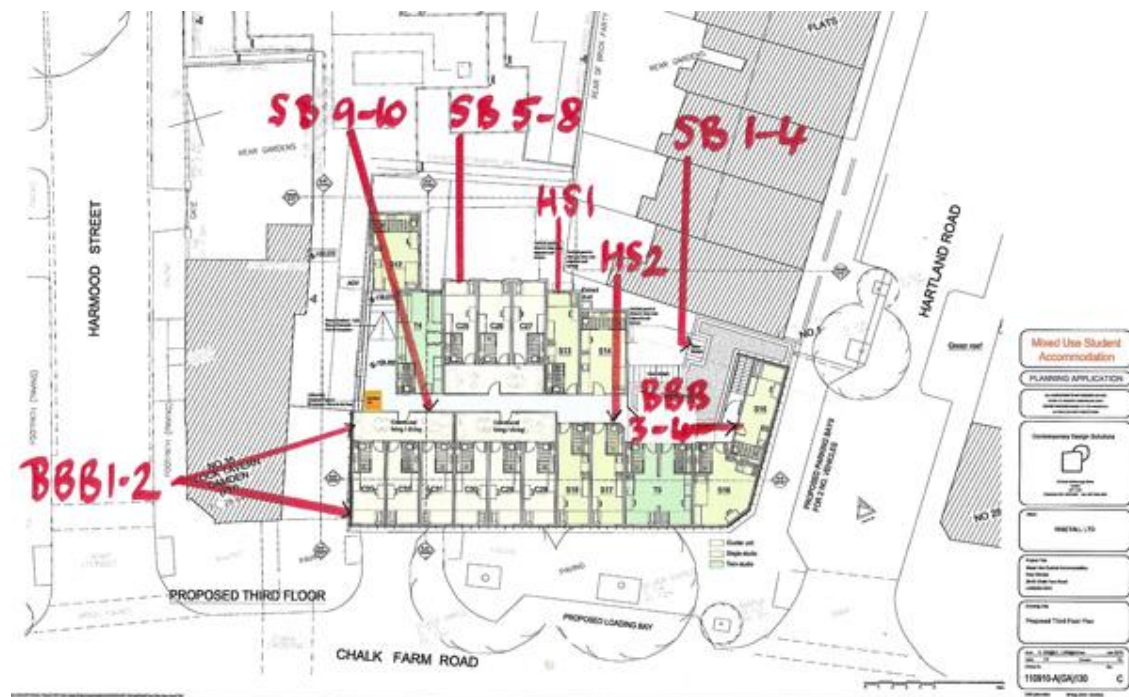
Technical Appendix WM01, continued...

Location of boxes – all on third floor elevations



Technical Appendix WM01, continued...

Location of boxes – all on third floor elevations



KEY:

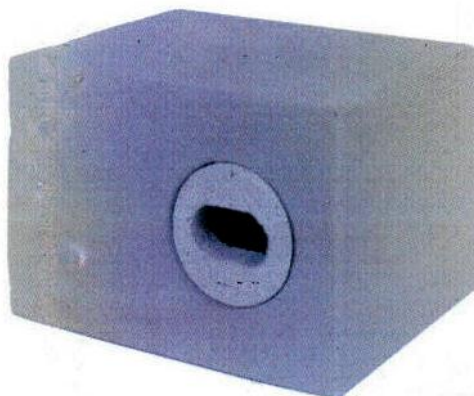
SB = Swift Bricks (1-10)

HS = House Sparrow Terrace (2)

BBB = Bat box bricks (1-4)

NOTE: all to be recessed into fabric of the building (in line with Camden policy and guidance)

Technical Appendix WM02

Construction: to be incorporated into brickwork
Swift Bricks to be built into external walls

'Brick Box No. 25 for Swifts' available from Jacobijane.co.uk at £34.95 each (Sept 2011)

Dimensions: 180H x 265W x 2200mm

Entrance hole: 320mm



Incorporated into finished building, with only entrance holes visible

Siting: the highest as possible, min 20feet. The entrance and flight path should not be compromised by cables, creepers, trees, aerals. Facing SE-SW.

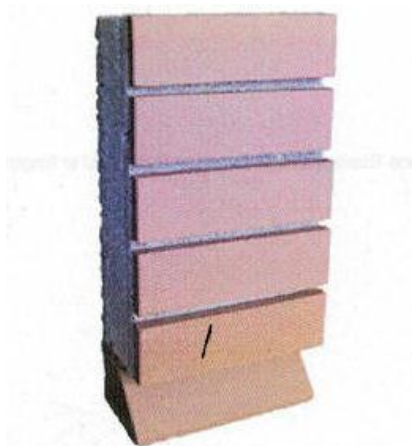
see photos of them in buildings, and details of installation:

http://www.londons-swifts.org.uk/swift_bricks.htm

Technical Appendix WM02, continued...

Examples of bat bricks

Construction: to be incorporated into brickwork Bat Brick



EcoSur Bat Box Staffordshire Smooth Red Brick. Code 002132. Available from alanaecology.com for £81.95 inc VAT (Sept 2011)
Dimensions: 215W x 440H x 102Deep
Colours: alternatives available to colour match brick, stonework, rendered finish

Integrated into walls: Combined Swift & Bat Box



'Model 1MF Double Chamber Swift and Bat Box' from Jacobijayne.co.uk for £104.95 (Sept 2011)

Siting: Minimum 5m off ground. The entrance and flight path should not be compromised by cables, creepers, trees, aerials.