

Mr Phil Paolo
Ground Floor
Skyline House
200 Union Street
London
SE1 0LX

Application Ref: **2012/4539/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

30 October 2012

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
London Wildlife Trust Camley Street Natural Park
12 Camley Street
London
N1C 4PW

Proposal:
Installation of two timber structures to house anaerobic digestion system following demolition of existing storage sheds to the rear elevation of visitor centre and the installation of 15 solar panels to roof of the visitor centre.

Drawing Nos: Site Location Plan csnp_sl-01_1250; e-01_50; e-02_50; e-03_50; e-04_50; p-01_50; p-02_50; p-03_50; Planning and Access Statement; Photovoltaics Estimate by Techfor Energy dated 20th August 2012; Arboricultural Report by P F Melarange dated 15th August 2012; Solar PV Array Roof Plan; Cross Section MSP-FR

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three



years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan csnp_sl-01_1250; e-01_50; e-02_50; e-03_50; e-04_50; p-01_50; p-02_50; p-03_50; Planning and Access Statement; Photovoltaics Estimate by Techfor Energy dated 20th August 2012; Arboricultural Report by P F Melarange dated 15th August 2012; Solar PV Array Roof Plan; Cross Section MSP-FR.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. The trees shall be retained and protected on site during construction work in accordance with the recommendations of the Arboricultural Report by Think Trees dated 1508/2012 hereby approved, and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to design, demolition and construction".

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Full details of the trellis planting scheme shall be submitted to and approved by the Council before the development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. The planting scheme must include species that contribute to local biodiversity, such as nectar-rich planting and/or use of native species.

Reason: To maintain the character and ecology of the area in accordance with the requirements of policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development), CS10 (Supporting community facilities and services), CS13 (Tackling climate change through promoting higher environmental standards), CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and CS18 (Dealing with our waste and encouraging recycling); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP15 (Community and leisure uses), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP31 (Provision of, and improvements to, open space, sport and recreation). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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