

Ptolemy Dean Architects Ltd
Calvert's Buildings
52B Borough High Street
London
SE1 1XN

Application Ref: **2012/0302/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

18 May 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**KENWOOD DAIRY COTTAGE
KENWOOD HOUSE
HAMPSTEAD LANE
LONDON
NW3 7JR,**

Proposal:
Change of use of dairy building from residential (Class C3) into a volunteer hub (Class D1) and the removal and construction of new storage shed.

Drawing Nos: S.01; S.02 Rev A; S.04 Rev A; S.05; S.06; S.07; S.08; S.09 Rev A; S.10; D.02 Rev B; D.04 Rev B; D.05 Rev B; D.06 Rev B; D.07 Rev B; D.08 Rev B; D.09 Rev B; D.10; D.11; Planning Support Document by Ptolemy Dean Architects dated January 2012; Kenwood Dairy Bat Roost Reports 2009-2011 by Furesfen; Bat Mitigation Plan by Furesfen dated 2012

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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 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: S.01; S.02 Rev A; S.04 Rev A; S.05; S.06; S.07; S.08; S.09 Rev A; S.10; D.02 Rev B; D.04 Rev B; D.05 Rev B; D.06 Rev B; D.07 Rev B; D.08 Rev B; D.09 Rev B; D.10; D.11; Planning Support Document by Ptolemy Dean Architects dated January 2012; Kenwood Dairy Bat Roost Reports 2009-20011 by Furesfen; Bat Mitigation Plan by Fursefen dated 2012.

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

- 4 No works shall take place until the applicant has received a European Protected Species Licence from Natural England due to planned modifications to a known bat roost. Evidence that the licence has been granted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 5 The mitigation measures specified in Section E: Biodiversity Mitigation Method Statement of the Bat Mitigation Plan shall be carried out in full accordance with the recommendations of this report. Such mitigation measures shall include the following:-

- Prior to works commencing, an emergence survey will be undertaken to ensure awareness of any remaining bats;
- A watching brief will be performed by a licensed bat worker as tiles are soft-stripped from the roof;
- Any bats found will be decanted to bat boxes by a licensed bat worker;
- The new roost will be secured and contained within shuttering;
- No modern fibrous roof membrane will be used during re-roofing;
- If felt is to be used, only that recommended by the Bat Conservation Trust will be installed.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 6 Prior to first occupation of the development a plan showing details of 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. This should include the following items listed in Section E: Biodiversity Mitigation Method Statement of the Bat Mitigation Plan:-

- 3 x bat boxes to be erected to trees near the Dairy Cottage on south or south-westerly aspects;
- A pipistrelle bat box to be constructed and erected near the Dairy Cottage.

The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the Local Planning Authority.

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 the London Plan Policy 7.19, Camden Planning Guidance 3 Sustainability and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Prior to first occupation of the development a plan showing details of the creation of a hibernacula in the ice well in South Woods shall be submitted to and approved in writing by the Local Planning Authority. The hibernacula shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained and maintained, unless prior written permission is given by the local planning authority.

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 the London Plan Policy 7.19, Camden Planning Guidance 3 Sustainability and policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 Full details of a lighting strategy, to include information about potential light spill on to the Dairy Cottage, shall be submitted to and approved by the Local Planning Authority, in writing, 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.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 9 If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, an update bat survey shall be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition

and/or tree works.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 10 All site operatives must be made aware of the possible presence of protected species during site works. If any protected species are found works should stop immediately and Natural England informed.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

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 2363).
- 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, CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP15 (Community and leisure uses), 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.

- 4 The Mayor of London intends to introduce a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time

will need to pay a CIL including those submitted before April. This CIL will be collected by Camden on behalf of the Mayor of London. From April Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per m2 on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented and we will issue a CIL demand notice setting out what monies needs to paid when and how to pay The CIL will be collected from Camden on behalf of the Mayor.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444