

Mrs Vicky Evans
Atkins
Epsom Gateway
2 Ashley Avenue
Epsom
Surrey
KT18 5AL

Application Ref: **2014/4332/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

27 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Hampstead and Highgate chains of ponds
Hampstead Heath
London

Proposal:
Proposed engineering works to the Hampstead and Highgate chains of ponds comprising dam raising at Model Boating Pond (2.5m) and Mixed Bathing Pond (1m), new walls along dam crest to increase the height of the dams at Men's Bathing Pond (1m) and Highgate No.1 Pond (1.25m), a 0.19m kerb along part of the crest at Hampstead No.2 Pond, a new flood storage dam (5.6m) in the catchpit area, grass-lined spillways at most ponds, dam crest restoration, pond enlargement at Model Boating Pond, a replacement changing room building at Ladies Bathing Pond and associated landscaping, habitat creation and de-silting. This application is accompanied by an Environmental Statement.

Drawing Nos:

Site Location Plan Figure 1.1;

A. Stock Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P1-ZZ-DR-L-7002 Rev P5; -7003 Rev P3; -7005 Rev P2 Whole Pond Section; -7005 Rev P2 Spillway Section; -7006 Rev P2; -7007 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;



B. Kenwood Ladies' Bathing Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P2-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P3; -7007 Rev P3; -7008 Rev P2; -7009 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

C. Bird Sanctuary Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P3-ZZ-DR-L-7006 Rev P5; -7007 Rev P3; -7008 Rev P2; -7009 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

D. Model Boating Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P4-ZZ-DR-L-7006 Rev P5; -7007 Rev P3; -7008 Rev P2; -7009 Rev P2; -7010 Rev P1 Spillway; -7010 Rev P2 Detail Section; -7011 Rev P1; 5117039-ATK-ZZ-ZZ-DR-L-0002 Rev P1; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

E. Men's Bathing Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P5-ZZ-DR-L-7006 Rev P5; -7007 Rev P3; -7008 Rev P2; -7009 Rev P2; -7010 Rev P2; -7011 Rev P2; -7012 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

F. Highgate No. 1 Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P6-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; -7008 Rev P2; -7009 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

G. Vale of Health Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P11-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; -7008 Rev P2; -7009 Rev P1; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

H. Viaduct Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P7-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; -7008 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

I. Catchpit Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P12-ZZ-DR-L-7002 Rev P5; -7003 Rev P3; -7004 Rev P1; -7005 Rev P2; -7007 Rev P2; -7008 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

J. Mixed Bathing Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P8-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

K. Hampstead No. 2 Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P9-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; -7008 Rev P2; -7009 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

L. Hampstead No. 1 Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P10-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

Highgate and Hampstead Chains Overview Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P1-P6-ZZ-DR-L-7003 Rev P2; 5117039-ATK-P7-P12-ZZ-DR-L-7003 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1;

Kenwood Ladies' Bathing Pond New Changing Facility Design and Access Statement by Atkins dated July 2014, Rev 2.0, including HH5064/1A; -2; -01/B; -03; -04; -05; -E; -02/B; PD1000; PD1010; PD1011; PD1200; PD1201; PD1202; PD1300; PD1301; PD1302; PD1303;

Planning, Design and Access Statement by Atkins, dated July 2014 Ref 5117039/62/DG/197 Rev 2; Verified Views (photomontages) by Atkins, dated July 2014; Letter from Atkins dated 4 July 2014 Ref 5117039; Statement of Community Involvement by Atkins, dated July 2014 Ref 5117039/62/DG/196 Rev 2; Environmental Statement Non Technical Summary (Volume 1) by Atkins dated July 2014 Rev 2.0; Environmental Statement Main Report (Volume 2) by Atkins dated July 2014 Rev 2.0; Environmental Statement Appendices (Volume 3) by Atkins dated July 2014 Rev 1.0; Transport Statement by Atkins, dated July 2014 Ref 5117039/62/DG/199 Rev 2; Flood Risk Assessment by Atkins, dated July 2014 Ref 5117039/62/DG/202 Rev 3; Sustainability Statement by Atkins, dated July 2014 Ref 5117039/62/DG/201 Rev 1.0; Project Management Plan (including Construction Management Plan) by Bam Nuttall Dated July 2014 Ref BAM1700 PMP B Rev B; Outline Specification by Atkins dated July 2014; Arboricultural Impact Assessment by Atkins, dated July 2014 Ref 5117039 Rev 2.0, including plans: 5117039-ATK-ZZ-ZZ-DR-Y-2000 P3; 5117039-ATK-P1-ZZ-DR-Y-2000 P3; -P2-ZZ-DR-Y-2000 P4; -P3-ZZ-DR-Y-2000 P3; -P4-ZZ-DR-Y-2000 P3; -P4-ZZ-DR-Y-2001 P3; -P4-ZZ-DR-Y-2002 P3; -P5-ZZ-DR-Y-2000 P3; -P6-ZZ-DR-Y-2000 P4; -P6-ZZ-DR-Y-2001 P4; -P7-ZZ-DR-Y-2000 P3; -P8-ZZ-DR-Y-2000 P3; -P9-ZZ-DR-Y-2000 P4; -P10-ZZ-DR-Y-2000 P3; -P11-ZZ-DR-Y-2000 P3; -P12-ZZ-DR-Y-2000 P4; -P12-ZZ-DR-Y-2001 P4.

Additional information submitted during the course of the application:

5117039-ATK-P4-ZZ-DR-Y-2001 P3 and 5117039-ATK-P4-ZZ-DR-Y-2002 P3 within Arboricultural Impact Assessment (as submitted 22/07/14); Ladies' Bathing Pond MOL Assessment Technical Note by Atkins, dated 23/07/14; 2. Brief, submitted 23/07/14; Annotated plan of PD1010, as submitted 23/07/14; Letter from Atkins dated 24/07/2014 to Environment Agency, Ref 5117039/Silt options/je.rev1; Addendum to Chapter 10 Community Assessment, as submitted 05/08/2014; Environment Statement Revised Appendix 3.1, as received 05/08/2014; Atkins response to LB Camden Feedback_Ecology, as received 16/09/14; Email from Atkins, Emergency planning, dated 16/09/14; Atkins response to LB Camden Feedback_Trees, as received 16/09/14; Atkins response to LB Camden Feedback_Flood Risk, as received 18/09/14; Bat Roost Characterisation Surveys by the Ecology Consultancy Ref 140819, as submitted 04/10/2014; Invertebrate Assessment by the Ecology Consultancy Ref 140587, as submitted 04/10/2014; Highgate No. 1 Downstream Maps, as received 14/10/14; Email from City of London dated 30/07/2014, as submitted 14/10/14 & attachments; Atkins Response to comments from

LBC Landscape and Conservation Officer Technical Note, dated 23/10/14 and attached figures 2 and 3; MOLA Impacts to Model Boating Pond, dated 22/10/14; Atkins Statement of Habitat Losses and Gains Ref 5117039 / 62 / DG / 231 / Rev1, dated 13/11/14; MOLA and Atkins Response to Feedback from LBC on Model Boating Pond, Ref 5117039, dated 14/11/14; Email from Atkins, dated 24/11/2014; Bat Tree Inspection Report by the Ecology Consultancy, dated 11/12/2014; Visual material by Atkins of the Model Boating Pond, as received 14/01/2015.

Information submitted to AECOM to inform independent review:

Email from Atkins to Aecom dated 14/10/14; Hampstead Heath Ponds Project QRA Update Memo dated 05/11/2014 Ref 5117039; Consequence Analysis Technical Note Draft Rev 1.0, dated 30/09/2014; Email from Atkins to Aecom dated 21/10/14; HH Duration investigation IS check; Email from Atkins to Aecom dated 15/10/2014; Atkins initial response to Aecom request for information, update 21/10/14; Email from Atkins to Aecom, dated 14/10/2014; Email from Atkins to Aecom, dated 17/10/2014; HH Pref Option May 14 Results - Highgate 1 only; Hydrograph RFI checklist; Modelled Hamp1 HG1 Pipe Flows for TW Oct 14; PMF and breaching Hydrographs; Hampstead No. 1 Reservoir Routing - 1:100 Existing; - 1:100 Proposed; 1:1000 Existing; 1:1000 Proposed; 1:10000 Existing; 1:10000 Proposed; PMF Existing; PMF Proposed; Email from Atkins to Aecom, dated 03/11/2014; Email from Atkins to Aecom, dated 24/10/2014; Email from Atkins to Aecom, dated 23/10/2014; Email from Atkins to Aecom, dated 15/10/2014; Email from Aecom to Atkins, dated 03/11/2014; RE: Independent review - RFI 12 re Outflow pipe rating curves follow-up query by Atkins; Highgate 1 Workbook questions A - update - 14-04-14; Overflow from Highgate No 1 Comments on 03/10/2014 by Professor K R Rushton; Email from Atkins to LB Camden, dated 21/10/2014; Note from Atkins, data requested from Aecom final status 26/11/2014; Assessment of Design Flood by Atkins, dated 25/03/2013 Rev 4; Hydrology and Hydraulic Modelling Presentation by Atkins, from meeting with Aecom, dated 01/10/2014; Panel Engineer Presentation by Atkins, from meeting with Aecom, dated 01/10/2014.

Independent Review of Hampstead Heath Ponds Project by AECOM Rev 02 dated 01/12/2014; R (Heath and Hampstead Society v Mayor (et al) of London & Anr 2014

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 of those existing, unless otherwise specified in the approved application.

Reason: To safeguard the character and appearance 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All work shall be carried out in accordance with the relevant recommendations of British Standard 3998: 2010. (Recommendation for Tree Work)

Reason: To ensure the preservation of the amenity value and health of the trees in accordance with the requirements of policies CS14 and CS15 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.

- 4 The relevant part of the works shall not take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 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.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policy CS14 and CS15 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.

- 6 Prior to the relevant part of the works commencing, details demonstrating how nearby trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Design, Demolition and Construction". 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 in accordance with the approved protection details.

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 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Typical details of new 1.25m wall at Highgate No. 1 Pond at a scale of 1:10;
 - b) Typical details of new 1m wall at Men's Bathing Pond at a scale of 1:10;
 - c) Typical details of new 0.5m wall at Mixed Bathing Pond at a scale of 1:10.
 - d) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and gates associated with the replacement Kenwood Ladies' Pond Changing facility.
 - e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site) associated with the replacement Kenwood Ladies' Pond Changing facility.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the character and appearance of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the relevant parts of the proposed development commencing the applicant (or their heirs and successors in title) will secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. The relevant parts of the development shall not take place other than in accordance with the Written Scheme of Investigation.

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard the amenity of existing and future occupiers in the area as the proposed works are in close proximity to underground sewerage utility infrastructure and to safeguard existing below ground public utility infrastructure and controlled waters, in accordance with the requirements of policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to the first use of the replacement Kenwood Ladies' Pond Changing facility a plan showing details of the sedum roofs including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the sedum roofs, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The sedum roofs shall be fully provided in accordance with the approved details prior to first use of the replacement Kenwood Ladies' Pond Changing facility and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that a green or brown roof is suitably designed and maintained to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Prior to the commencement of building works associated with the replacement Kenwood Ladies' Bathing Pond Changing facility, an energy strategy demonstrating consideration as to how the proposal will seek to meet the 35% carbon dioxide improvement target beyond Part L 2013 shall be submitted to and approved by the local planning authority. The strategy will include full details of the rainwater harvesting tanks proposed. The replacement Kenwood Ladies' Bathing Pond Changing facility shall thereafter not proceed other than in complete accordance with all the measures as recommended in the approved strategy, which shall be permanently retained thereafter unless agreed in writing with the local planning authority.

Reason: In order to secure the optimum energy and resource efficiency measures in accordance policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development

Policies.

- 12 No development at the borrow pits at the Highgate Chain and the Model Boating Pond shall take place until full details of the air quality dust monitoring regime has been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date of works at these locations. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to the relevant part of the works taking place, A Bat Mitigation Strategy will be submitted to and approved by the Local Planning Authority. The strategy should clearly set out how impacts will be mitigated during the demolition, construction and operational phases. All mitigation measures specified in the approved strategy shall be implemented throughout the works. The strategy should include details of bat boxes to be installed including the exact location, specification and design, and proposed installation dates. There should be no fewer than three boxes installed for each potential roosting opportunity lost. The boxes shall be installed at the earliest opportunity and strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 14 If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works, an updated bat survey must be undertaken as close as is practically possible 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 the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 15 The applicant must apply for 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 the relevant part of the works.

Reason: To ensure the development contributes towards the protection of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 16 Statements detailing precautionary working methods where protected species might be present should be prepared, submitted to and approved by the Local Planning Authority prior to the relevant parts of the development commencing. All site operatives must be made aware of the possible presence of protected species during works. If any protected species are found, works should stop immediately and Natural England informed.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 17 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation supporting the nest and an appropriate buffer, to be determined by a suitably qualified ecologist, shall not be removed until the fledglings have left the nest.

Reason: To ensure the development contributes towards the protection of any existing habitats and valuable areas for biodiversity, as all wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended) and in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 18 Prior to commencement of development details of a drainage statement, demonstrating that the greenfield run off rate (or as a minimum a 50% reduction in run off rates) has been achieved across the site through SuDS and decompaction of compacted areas, including a future maintenance plan, shall be submitted and approved in writing by the local planning authority. The approved statement shall be implemented as part of the development and thereafter retained and maintained.

Reason: To provide details of the greenfield run off rate to limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location Plan Figure 1.1;

A. Stock Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P1-ZZ-DR-L-7002 Rev P5; -7003 Rev P3; -7005 Rev P2 Whole Pond Section; -7005 Rev P2 Spillway Section; -7006 Rev P2; -7007 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

B. Kenwood Ladies' Bathing Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P2-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P3; -7007 Rev P3; -7008 Rev P2; -7009 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P1-P6-ZZ-DR-L-7004 Rev P3;

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J. Mixed Bathing Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P8-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

K. Hampstead No. 2 Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P9-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; -7008 Rev P2; -7009 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

L. Hampstead No. 1 Pond Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P10-ZZ-DR-L-7004 Rev P5; -7005 Rev P3; -7006 Rev P2; -7007 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1; 5117039-ATK-P7-P12-ZZ-DR-L-7004 Rev P3;

Highgate and Hampstead Chains Overview Planning Drawings and Design by Atkins dated July 2014, including 5117039-ATK-P1-P6-ZZ-DR-L-7003 Rev P2; 5117039-ATK-P7-P12-ZZ-DR-L-7003 Rev P2; 5117039-ATK-ZZ-ZZ-DR-L-0001 Rev P1;

Kenwood Ladies' Bathing Pond New Changing Facility Design and Access Statement by Atkins dated July 2014, Rev 2.0, including HH5064/1A; -2; -01/B; -03; -04; -05; -E; -02/B; PD1000; PD1010; PD1011; PD1200; PD1201; PD1202; PD1300; PD1301; PD1302; PD1303;

Planning, Design and Access Statement by Atkins, dated July 2014 Ref 5117039/62/DG/197 Rev 2; Verified Views (photomontages) by Atkins, dated July 2014; Letter from Atkins dated 4 July 2014 Ref 5117039; Statement of Community Involvement by Atkins, dated July 2014 Ref 5117039/62/DG/196 Rev 2; Environmental Statement Non Technical Summary (Volume 1) by Atkins dated July 2014 Rev 2.0; Environmental Statement Main Report (Volume 2) by Atkins dated July 2014 Rev 2.0; Environmental Statement Appendices (Volume 3) by Atkins dated July 2014 Rev 1.0; Transport Statement by Atkins, dated July 2014 Ref 5117039/62/DG/199 Rev 2; Flood Risk Assessment by Atkins, dated July 2014 Ref 5117039/62/DG/202 Rev 3; Sustainability Statement by Atkins, dated July 2014 Ref 5117039/62/DG/201 Rev 1.0; Project Management Plan (including Construction Management Plan) by Bam Nuttall Dated July 2014 Ref BAM1700 PMP B Rev B; Outline Specification by Atkins dated July 2014; Arboricultural Impact Assessment by Atkins, dated July 2014 Ref 5117039 Rev 2.0, including plans: 5117039-ATK-ZZ-ZZ-DR-Y-2000 P3; 5117039-ATK-P1-ZZ-DR-Y-2000 P3; -P2-ZZ-DR-Y-2000 P4; -P3-ZZ-DR-Y-2000 P3; -P4-ZZ-DR-Y-2000 P3; -P4-ZZ-DR-Y-2001 P3; -P4-ZZ-DR-Y-2002 P3; -P5-ZZ-DR-Y-2000 P3; -P6-ZZ-DR-Y-2000 P4;

-P6-ZZ-DR-Y-2001 P4; -P7-ZZ-DR-Y-2000 P3; -P8-ZZ-DR-Y-2000 P3; -P9-ZZ-DR-Y-2000 P4; -P10-ZZ-DR-Y-2000 P3; -P11-ZZ-DR-Y-2000 P3; -P12-ZZ-DR-Y-2000 P4; -P12-ZZ-DR-Y-2001 P4.

Additional information submitted during the course of the application:

5117039-ATK-P4-ZZ-DR-Y-2001 P3 and 5117039-ATK-P4-ZZ-DR-Y-2002 P3 within Arboricultural Impact Assessment (as submitted 22/07/14); Ladies' Bathing Pond MOL Assessment Technical Note by Atkins, dated 23/07/14; 2. Brief, submitted 23/07/14; Annotated plan of PD1010, as submitted 23/07/14; Letter from Atkins dated 24/07/2014 to Environment Agency, Ref 5117039/Silt options/je.rev1; Addendum to Chapter 10 Community Assessment, as submitted 05/08/2014; Environment Statement Revised Appendix 3.1, as received 05/08/2014; Atkins response to LB Camden Feedback_Ecology, as received 16/09/14; Email from Atkins, Emergency planning, dated 16/09/14; Atkins response to LB Camden Feedback_Trees, as received 16/09/14; Atkins response to LB Camden Feedback_Flood Risk, as received 18/09/14; Bat Roost Characterisation Surveys by the Ecology Consultancy Ref 140819, as submitted 04/10/2014; Invertebrate Assessment by the Ecology Consultancy Ref 140587, as submitted 04/10/2014; Highgate No. 1 Downstream Maps, as received 14/10/14; Email from City of London dated 30/07/2014, as submitted 14/10/14 & attachments; Atkins Response to comments from LBC Landscape and Conservation Officer Technical Note, dated 23/10/14 and attached figures 2 and 3; MOLA Impacts to Model Boating Pond, dated 22/10/14; Atkins Statement of Habitat Losses and Gains Ref 5117039 / 62 / DG / 231 / Rev1, dated 13/11/14; MOLA and Atkins Response to Feedback from LBC on Model Boating Pond, Ref 5117039, dated 14/11/14; Email from Atkins, dated 24/11/2014; Bat Tree Inspection Report by the Ecology Consultancy, dated 11/12/2014; Visual material by Atkins of the Model Boating Pond, as received 14/01/2015.

Information submitted to AECOM to inform independent review:

Email from Atkins to Aecom dated 14/10/14; Hampstead Heath Ponds Project QRA Update Memo dated 05/11/2014 Ref 5117039; Consequence Analysis Technical Note Draft Rev 1.0, dated 30/09/2014; Email from Atkins to Aecom dated 21/10/14; HH Duration investigation IS check; Email from Atkins to Aecom dated 15/10/2014; Atkins initial response to Aecom request for information, update 21/10/14; Email from Atkins to Aecom, dated 14/10/2014; Email from Atkins to Aecom, dated 17/10/2014; HH Pref Option May 14 Results - Highgate 1 only; Hydrograph RFI checklist; Modelled Hamp1 HG1 Pipe Flows for TW Oct 14; PMF and breaching Hydrographs; Hampstead No. 1 Reservoir Routing - 1:100 Existing; - 1:100 Proposed; 1:1000 Existing; 1:1000 Proposed; 1:10000 Existing; 1:10000 Proposed; PMF Existing; PMF Proposed; Email from Atkins to Aecom, dated 03/11/2014; Email from Atkins to Aecom, dated 24/10/2014; Email from Atkins to Aecom, dated 23/10/2014; Email from Atkins to Aecom, dated 15/10/2014; Email from Aecom to Atkins, dated 03/11/2014; RE: Independent review - RFI 12 re Outflow pipe rating curves follow-up query by Atkins; Highgate 1 Workbook questions A - update - 14-04-14; Overflow from Highgate No 1 Comments on 03/10/2014 by Professor K R Rushton; Email from Atkins to LB Camden, dated 21/10/2014; Note from Atkins, data requested from Aecom final status 26/11/2014;

Assessment of Design Flood by Atkins, dated 25/03/2013 Rev 4; Hydrology and Hydraulic Modelling Presentation by Atkins, from meeting with Aecom, dated 01/10/2014; Panel Engineer Presentation by Atkins, from meeting with Aecom, dated 01/10/2014.

Independent Review of Hampstead Heath Ponds Project by AECOM Rev 02 dated 01/12/2014; R (Heath and Hampstead Society v Mayor (et al) of London & Anr 2014

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

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 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.
- 4 It is not an offence to have Japanese knotweed growing on land, however it is listed on Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended) making it an offence under Section 14 (2) (a) of the Act to "plant or otherwise cause Japanese knotweed to grow in the wild". The council suggests that, as best practice, efforts are made to eradicate this species from the site. Details on Japanese knotweed and appropriate methods of treatment can be found in the Environment Agency's knotweed code of practice. <http://www.environment-agency.gov.uk/homeandleisure/wildlife/130079.aspx> This is to ensure compliance with the Wildlife and Countryside Act 1981 (as amended) and to support the Camden Biodiversity Action Plan 2013-18

- 5 The applicant is advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This is to ensure ongoing improvement biodiversity data holdings for Camden to better inform planning and land management decisions.
- 6 Regarding precautionary working methods for protected species, Further information can be found on the Natural England Website as follows: Protected species general advice:<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/>

Regarding the European Protected Species Licence, further information can be found on the Natural England Website as follows: The EU protected species license

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/europeanprotectedspecies.aspx>

- 7 Thames Water advises that piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
- 8 This site is within an area of archaeological significance/archaeological potential where development is likely to result in the destruction of ancient remains. Your attention is drawn to the British Archaeologists and Developers Liaison Group Code of Practice agreed by the British Property Federation and the Standing Conference of Archaeological Unit Managers. The Council recognises and endorses this Code and will expect the developer and approved archaeological organisations to abide by its provisions.
- 9 English Heritage's Greater London Archaeological Advisory Service (GLAAS) advises that the written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.
- 10 English Heritage's Greater London Archaeological Advisory Service (GLAAS) advises that the archaeological fieldwork should comprise the following:

Redesign - Consider redesign of proposed alterations to the Model Boating Pond to minimise changes to its shape and surroundings and provision for minor alterations to preserve significant discoveries in-situ.

Historic Landscape Survey - Historic landscape survey uses historic map, documentary and field survey to establish the landscape history of a site to identify features of historic significance and how the history of the site contributes to landscape character. It is usually used as part of an assessment to inform a planning decision. Landscape survey is relevant to understanding both designed parkland landscapes and ancient/historic landscapes such as woodlands and field

systems. It may include measured survey of archaeological earthworks.

Working from existing information, in this case an integrated approach to survey should encompass the form of the ponds, embankments, channels and structures in order to better understand their development and operation. This should be linked to investigation of below ground remains.

Evaluation - An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted. Consider trial excavation to assess risk and mitigation requirements in advance of more substantive or sensitively located groundworks.

Watching Brief - A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive. Different levels of watching brief will be needed to be specified for particular types of groundworks.

The archaeological mitigation set out above should be specified in a single written scheme of investigation and implemented and reported as an integrated study of the water supply system. Other remains (if present) might best be reported separately. Options for public engagement should be considered and incorporated where appropriate.

- 11 The Environment Agency advises, in terms of ecology, biodiversity and conservation, that you should consider more closely the timings of the works in order to minimise the disturbance to the wildlife.
- 12 The Environment Agency strongly recommends you improve the sewerage systems as part of the development. In the long term, EA advises you to work with the local sewerage provider to identify and rectify misconnections and leaking sewers to improve the quality of the groundwater in the catchment area for the ponds as well as the local surface water courses.
- 13 The Environment Agency advises, owing to the excavation of clays from borrow pits to provide construction material, the following advice is relevant: The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. You will need to ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any

delays.

- 14 The Environment Agency recommends you refer to the EA: Position statement on the Definition of Waste: Development Industry Code of Practice and; Website at www.environment-agency.gov.uk for further guidance. Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes: Duty of Care Regulations 1991; Hazardous Waste (England and Wales) Regulations 2005; Environmental Permitting (England and Wales) Regulations 2010; The Waste (England and Wales) Regulations 2011. You should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer. Refer to our website at www.environment-agency.gov.uk for more information.
- 15 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 16 The City of London Corporation is requested to share the results of future periodic inspections of the dams with the Council's Emergency Management team.
- 17 Prior to works starting on site, the applicant will need to apply to the Lead Local Flood Authority (LLFA) for Ordinary Watercourse Consent for each relevant structure in accordance with section 23 of the Land Drainage Act 1991. The purpose of Ordinary Watercourse consent is to manage proposed activities affecting Ordinary Watercourses, to ensure that flood risk is managed appropriately. The amended Land drainage Act 1991 defines activities requiring consent as:

The erection of any mill dam, weir or other like obstruction to the flow of any ordinary watercourse or the raising or otherwise alteration of any such obstruction, or;

The erection of a culvert in an ordinary watercourse, or;

The alteration of a culvert in a manner that would be likely to affect the flow of an ordinary watercourse.

Further details can be provided by the LLFA upon request, and the applicant is advised to seek early advice from the LLFA on the format and content of the application(s).

In determining applications for ordinary watercourse consent the LLFA will consider

other Legislation including, but not exclusively: The Environment Act; the Habitats Regulations; the Water Framework Directive (WFD); the Countryside and Rights of Way Act; the Salmon and Freshwater Fisheries Act; the Eel Regulations.

- 18 The applicant is strongly advised, with regard to conditions 7d and 7e (materials associated with Kenwood Ladies' Bathing Pond replacement changing room facilities), to consult with representatives of the Kenwood Ladies' Bathing Pond and other relevant stakeholders prior to the formal submission of these details to the local planning authority. Ideally the applicant should provide a statement detailing what consultations were undertaken and how these informed the subsequent submission(s). Furthermore, although there is no statutory requirement for the local planning authority to consult third parties on approval of details applications, the local planning authority may be minded to do so on this occasion. This is given the discussions at the Development Control Committee on 15/01/2015 and prior third party representations received during the course of the application.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment