

Mrs Vicky Evans
Atkins
Epsom Gateway
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KT18 5AL

Application Ref: **2015/1358/P**
Please ask for: **Gideon Whittingham**
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1 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Hampstead and Highgate chains of ponds
Hampstead Heath
London

Proposal: Details of hard & soft landscaping, wall designs, air quality and dust monitoring, precautionary works for protected species & drainage statement required by conditions 4, 7(a, b, c), 12, 16 & 18 of planning permission 2014/4332/P dated 27/01/15 (for engineering works to the Hampstead and Highgate chains of ponds)

Drawing Nos:

Condition 4:

Hampstead Heath Ponds Project Landscape Specification (Atkins, 20th February 2015) - Document number: 5117039-ATK-XX-ZZ-SP-I-0001C2, 5117039-ATK-P1-ZZ-DR-L-7100-C1, 5117039-ATK-P1-ZZ-DR-L-7300-C1, 5117039-ATK-P2-ZZ-DR-L-7100-C1, 5117039-ATK-P2-ZZ-DR-L-7101-C1, 5117039-ATK-P2-ZZ-DR-L-7300-C1, 5117039-ATK-P2-ZZ-DR-L-7400-C1, 5117039-ATK-P2-ZZ-DR-L-7401-C1, 5117039-ATK-P2-ZZ-DR-L-7500-C1, 5117039-ATK-P2-ZZ-DR-L-7501-C1, 5117039-ATK-P3-ZZ-DR-L-7100-C1, 5117039-ATK-P3-ZZ-DR-L-7101-C1, 5117039-ATK-P4-ZZ-DR-L-7100-C1, 5117039-ATK-P4-ZZ-DR-L-7101-C1, 5117039-ATK-P4-ZZ-DR-L-7102-C1, 5117039-ATK-P4-ZZ-DR-L-7103-C1, 5117039-ATK-P4-ZZ-DR-L-7104-C1, 5117039-ATK-P4-ZZ-DR-L-7105-C1, 5117039-ATK-P4-ZZ-DR-L-7500-C1, 5117039-ATK-P5-P6-ZZ-DR-L-7300-C1, 5117039-ATK-P5-ZZ-DR-



L-7100-C1, 5117039-ATK-P5-ZZ-DR-L-7101-C1, 5117039-ATK-P5-ZZ-DR-L-7500-C2, 5117039-ATK-P5-ZZ-DR-L-7501-C1, 5117039-ATK-P6-ZZ-DR-L-7100-C1, 5117039-ATK-P6-ZZ-DR-L-7101-C1, 5117039-ATK-P6-ZZ-DR-L-7500-C1, 5117039-ATK-P6-ZZ-DR-L-7501-C1, 5117039-ATK-P7-ZZ-DR-L-7100-C1, 5117039-ATK-P7-ZZ-DR-L-7101-C1, 5117039-ATK-P7-ZZ-DR-L-7300-C1, 5117039-ATK-P8-ZZ-DR-L-7100-C1, 5117039-ATK-P8-ZZ-DR-L-7101-C1, 5117039-ATK-P8-ZZ-DR-L-7500-C2, 5117039-ATK-P8-ZZ-DR-L-7501-C2, 5117039-ATK-P8-ZZ-DR-L-7502-C1, 5117039-ATK-P9-ZZ-DR-L-7100-C1, 5117039-ATK-P9-ZZ-DR-L-7400-C1, 5117039-ATK-P9-ZZ-DR-L-7500-C1, 5117039-ATK-P9-ZZ-DR-L-7501-C1, 5117039-ATK-P9-ZZ-DR-L-7502-C1, 5117039-ATK-P9-ZZ-DR-L-7503-C1, 5117039-ATK-P9-ZZ-DR-L-7504-C1, 5117039-ATK-P9-ZZ-DR-L-7505-C1, 5117039-ATK-P9-ZZ-DR-L-7506-C1, 5117039-ATK-P9-ZZ-DR-L-7507-C1, 5117039-ATK-P9-ZZ-DR-L-7508-C1, 5117039-ATK-P9-ZZ-DR-L-7509-C1, 5117039-ATK-P9-ZZ-DR-L-7510-C1, 5117039-ATK-P10-ZZ-DR-L-7100-C1, 5117039-ATK-P10-ZZ-DR-L-7101-C1, 5117039-ATK-P10-ZZ-DR-L-7500-C1, 5117039-ATK-P10-ZZ-DR-L-7501-C1, 5117039-ATK-P10-ZZ-DR-L-7502-C1, 5117039-ATK-P11-ZZ-DR-L-7100-C1, 5117039-ATK-P11-ZZ-DR-L-7500-C1, 5117039-ATK-P12-ZZ-DR-L-7100-C1, 5117039-ATK-P12-ZZ-DR-L-7101-C1, 5117039-ATK-ZZ-ZZ-DR-L-7500-C1, 5117039-ATK-ZZ-ZZ-DR-L-7501-C1, 5117039-ATK-ZZ-ZZ-DR-L-7502-C1, 5117039-ATK-ZZ-ZZ-DR-L-7503-C1, 5117039-ATK-ZZ-ZZ-DR-L-7504-C1, 5117039-ATK-ZZ-ZZ-DR-L-7505-C1, 5117039-ATK-ZZ-ZZ-DR-L-7506-C1, 5117039-ATK-ZZ-ZZ-DR-L-7507-C1, 5117039-ATK-P1-ZZ-DR-L-7200-C1, 5117039-ATK-P2-ZZ-DR-L-7200-C1, 5117039-ATK-P2-ZZ-DR-L-7201-C1, 5117039-ATK-P3-ZZ-DR-L-7200-C1, 5117039-ATK-P4-ZZ-DR-L-7200-C1, 5117039-ATK-P4-ZZ-DR-L-7201-C1, 5117039-ATK-P4-ZZ-DR-L-7203-C1, 5117039-ATK-P5-ZZ-DR-L-7200-C1, 5117039-ATK-P5-ZZ-DR-L-7201-C1, 5117039-ATK-P6-ZZ-DR-L-7200-C1, 5117039-ATK-P7-ZZ-DR-L-7200-C1, 5117039-ATK-P7-ZZ-DR-L-7201-C1, 5117039-ATK-P8-ZZ-DR-L-7200-C1, 5117039-ATK-P8-ZZ-DR-L-7201-C1, 5117039-ATK-P9-ZZ-DR-L-7200-C1, 5117039-ATK-P10-ZZ-DR-L-7200-C1, 5117039-ATK-P10-ZZ-DR-L-7201-C1, 5117039-ATK-P11-ZZ-DR-L-7200-C1, 5117039-ATK-P12-ZZ-DR-L-7200-C1, 5117039-ATK-P2-ZZ-DR-L-7250-C1, 5117039-ATK-P3-ZZ-DR-L-7250-C1, 5117039-ATK-P3-ZZ-DR-L-7251-C1, 5117039-ATK-P4-ZZ-DR-L-7250-C1, 5117039-ATK-P4-ZZ-DR-L-7251-C1, 5117039-ATK-P5-ZZ-DR-L-7250-C1, 5117039-ATK-P12-ZZ-DR-L-7250-C1, 5117039-ATK-P12-ZZ-DR-L-7251-C1, 5117039-ATK-P12-ZZ-DR-L-7252-C1, 5117039-ATK-ZZ-ZZ-DR-L-7250-C1, 5117039-ATK-ZZ-ZZ-DR-L-7251-C1 and 5117039-ATK-ZZ-ZZ-DR-L-7252-C1.

Condition 7 (a, b, c):

5117039-ATK-P5-ZZ-DL-L-7500 C2, 5117039-ATK-P6-ZZ-DL-L-7500 C1, 5117039-ATK-P8-ZZ-DL-L-7500 C2, 5117039-ATK-P8-ZZDL-L-7501 C2 and 5117039-ATK-P8-ZZ- DL-L-7501.

Condition 12:

Air Quality Dust Monitoring Proposal (Environmental Scientifics Group, 16th March 2015), Appendix 1 Example Frisbee Test Report SEM and Chart, Appendix 2 Example TPOAS Report.

Condition 16:

Precautionary Method of Working for Reptiles V.3 (Bam Nuttall)

Condition 18:

Hampstead Heath Drainage Statement, February 2015

Informative(s):

1 Reasons for granting permission.

In relation to condition 4, the submitted details demonstrate that a large number, range of species and range of sizes of native trees, shrubs, herbaceous plants and various seeds mixes will be provided. The proposal is considered suitable for the site and will sufficiently offset the loss of vegetation required to facilitate the development. The details are considered sufficient to satisfy the requirements of condition 4.

In relation to condition 7, the submitted details demonstrate a sympathetic form and appearance of walls at Highgate No. 1 Pond, the Men's Bathing Pond and the Mixed Bathing Pond. The details are considered sufficient to satisfy the requirements of condition 7 (a, b and c).

In relation to condition 12, the submitted details demonstrate the satisfactory location, number and specification of monitors, in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. The details confirm quarterly reports will be provided to the Council detailing any exceedances above 200 ug m-3 and action taken to mitigate such exceedances. The details are considered sufficient to satisfy the requirements of condition 12.

In relation to condition 16, the submitted details demonstrate measures and precautionary working methods for the protection and creation of habitats and valuable areas for biodiversity and are judged sufficient to satisfy the requirements of condition 16.

In relation to condition 18, the submitted details demonstrate appropriate run off rates are to be achieved across the site. Methods include SuDS and decompaction of compacted areas. The details are considered sufficient to satisfy the requirements of condition 18.

Objections have been received and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, DP25 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended). The proposed development also accords with policies 3.2, 5.3, 5.9, 5.10, 5.11, 5.12, 5.13, 7.4,

7.6, 7.8, 7.13, 7.15, 7.19, 7.21, 7.30 and 8.2 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, 94, 124, and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that approval of details applications for the conditions 7 (d) 'Ladies' Pond Changing facility' and e) 'facing materials'), 10 (sedum roofs), 11 (energy strategy), 15 (protected species license) are outstanding and require details to be submitted and approved.

It is also noted that details for condition 8 (archaeological investigation) - application ref: 2015/1714/P, and condition 9 (piling method) - application ref: 2015/2578/P are presently under consideration by the Council.

- 3 With particular regard to condition 18, the London Borough of Camden encourages the City of London Corporation continue and extend their decompaction programme on the Heath to reduce surface water run-off, particularly in the catchment area draining towards Gordon House Road / Highgate Road.

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