

Ms Joanne Farrar  
Atkins  
Ashley Road,  
Woodcote Grove  
Epsom  
Surrey KT18 5BW

Application Ref: **2016/1908/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

25 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Hampstead and Highgate chains of ponds  
Hampstead Heath  
London**

Proposal:

Removal of condition 10 (Kenwood Ladies' Pond Changing facility sedum roofs) and 11 (energy strategy) of planning permission 2014/4332/P dated 27/01/15 (for engineering works to the Hampstead and Highgate chains of ponds).

Drawing Nos: Cover Letter (Our Ref: 5117039/62/DG/253) prepared by Joanne Farrar of Atkins Ltd, dated 6th April 2016 and Water Usage For The Ladies Bathing Pond At Hampstead Heath.

The Council has considered your application and decided to grant permission.

Informatives:

- 1 Reasons for granting permission.

In regard to Condition 10, it is accepted that the requirement to provide a sedum roof for Kenwood Ladies' Pond Changing Facility be removed.

Sedum roofs can attenuate the flow from an impermeable roof before it reaches



the drainage system. In this instance, the resultant run off would continue to go straight into the adjacent pond which would still have the storage capability which it was purposed for.

In addition, the facility is located within a vast expanse of trees and heathland with a large amount of existing natural habitat, thereby adding limited additional ecological benefit to this area.

In regard to Condition 11, it is accepted that the requirement to provide an energy strategy and details of the rainwater harvesting tanks to be proposed be removed.

A development of this size (<500sq.m) would not typically trigger a requirement for an Energy Assessment, the application has however demonstrated a significant number of proposed measures to be undertaken to ensure that the building is as sustainable as possible. In respect of the rainwater harvesting tanks proposed, the size and scale of the development does not lend itself to a suitable rainwater recycling system for a 365 day operation.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the immediate area or on neighbouring amenity.

As such, the proposed development is in general accordance with 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.

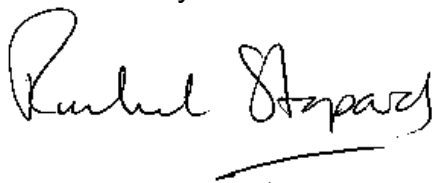
- 2 You are reminded that approval of details applications for the condition 15 (protected species license) is outstanding and requires details to be submitted and approved.

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



Rachel Stopard  
Executive Director Supporting Communities

