

Gentet, Matthias

From: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 11 October 2016 14:15
To: Planning
Subject: NE Consultation Response 2016/5358/P
Attachments: M3D66A4.DOC; NE Feedback Form June 2015.pdf

For the attention of Fergus Freeney

2016/5358/P Variation of conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (Electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (Wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free), 47 (construction management plan) and 58 and 59 (approved plans) of planning permission 2012/6338/P. Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate 113a,115 and 117 Wellesley Road and 2-16 Vicar's Road Gospel Oak London NW5 4

Please find Natural England's response in relation to the above mentioned consultation below.

We welcome your feedback on Natural England's revised standing advice. Please provide comments and suggested improvements regarding usability, quality of content and its clarity and effectiveness as a tool in guiding decision-making using the text box on the attached customer feedback form. Alternatively email your feedback directly to consultations@naturalengland.org.uk.

Dear Mr Freeney

Our ref: 197689
Your ref: 2016/5358/P

Planning consultation: Variation of conditions: 3 (detailed drawings), 6 (overlooking), 7 (refuse & recycling), 9 (cycle storage), 10 (car parking), 11 (Electric vehicle charging points), 12 (car club bay), 13 (motorcycle parking), 23 (Wheelchair units), 25 (contaminated land measures), 26 (biodiverse roofs), 27 (bird and bat details), 28 (lighting strategy), 29 (landscaping details), 32 (building foundations), 34 (drainage details), 36 (CCTV strategy), 37 (car club parking), 40 (re-appraisal of financial viability), 43 (energy efficiency), 44 (code for sustainable homes), 45 (car free), 47 (construction management plan) and 58 and 59 (approved plans) of planning permission 2012/6338/P dated 25/04/2013 (as amended by planning permissions 2014/3633/P and 2015/1189/P) (for the redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units and associated works), as well as adding a condition 61 (levels plans), namely to; provide 20 additional Class C3 residential units (19 market and 1 intermediate units), alter the housing mix, reconfigure the employment floorspace, deliver the outstanding parts of the development as a single phase, various external alterations and reconfigurations, revise the on-site car parking provision and the amount of cycle storage, and associated works

Location: Land bounded by Haverstock Road Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate 113a,115 and 117 Wellesley Road and 2-16 Vicar's Road Gospel Oak London NW5 4

Thank you for your consultation.

Natural England currently has no comment to make on the variation of conditions 3,6,7,9,10,11,12,13,23,25,26,27,28,29,32,34,36,37,40,43,44,45,47,58 and 59.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Yana Burlachka
Technical Support Advisor - Consultations Team
Technical Services
Natural England
County Hall
Spetchley Road
Worcester
WR5 2NP

Tel 020 822 56013

mail to: consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

-----Original Message-----

From: Freeney, Fergus [<mailto:Fergus.Freeney@camden.gov.uk>]

Sent: 30 September 2016 15:25

To: Consultations (NE)

Subject: Consultee letter for PlanningApplication Application: 2016/5358/P

Please find attached Consultee letter for PlanningApplication application 2016/5358/P

Y445129

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.