

## Litherland, Jenna

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**From:** Tony Wileman <twileman@wildlondon.org.uk>  
**Sent:** 30 August 2017 17:44  
**To:** Litherland, Jenna  
**Cc:** Lopez, Ana; Wright, Andrew; Birchall, Caroline; Howard, Gabi; Bell, Nick  
**Subject:** biodiversity comments for planning application 2017/4586/P

Hi Jenna,

Please find comments below for the submitted planning application **2017/4586/P** 17 Charterhouse Street, London EC1N 6RA

On Behalf of Camden Nature Conservation Service we have assessed the above planning application against the biodiversity evidence base and have the following comments:

**CONDITION:** During demolition works, site clearance and during development, a precautionary measure is required that all contractors are aware of potential roosting bats or breeding birds on neighbouring buildings. There is required a formalisation of a protocol as to the steps to be taken in the event that a bat or bats is /are found during the demolition works or breeding birds may be disturbed. Should bats or their roosts be identified then works must cease and the applicant will be required to apply for, and obtain, a European Protected Species Licence and submit proof of this to the authority before work recommences. Additionally they will be required to submit a method statement detailing features to be retained and added to site to maintain and replace roost and foraging features on the site. Should breeding birds be found, then works should cease and a qualified ecologist should assess the situation and if required an appropriate exclusion zone should be implemented around it until the young have fledged.

**REASON:** So as to comply with Policy A3a to safeguard protected and priority species.

**CONDITION:** Site clearance, demolition and building preparation should be undertaken outside the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist should assess any vegetation and built structures for active signs of nesting. In the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

**REASON:** So as to comply with Policy A3a to safeguard protected and priority species.

**CONDITION:** Submit for approval details of the all hard and soft landscaping. No development (excluding demolition and enabling works) shall 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. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

**REASON:** So as to comply with Policy A1, A2 and A3 of the Camden Local Plan.

**CONDITION:** All 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 relevant 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 A2 of the Camden Local Plan.

**CONDITION:** Full details in respect of the green and brown roofs in the areas indicated on the approved roof plans, including construction profile, materials, substrate depth, full schedule of plant species, density of planting and plan of maintenance shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include a bio-diverse green roof consisting of an inert substrate to organic matter ratio at a depth suitable for establishment of a biodiverse roof in the area to be shared by the solar

panels on the roof of the residential building. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

REASON: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 of the Camden Local Plan.

CONDITION: Prior to commencement of the relevant part of the development, full details of the design, specification and locations of any bird and bat boxes and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

REASON: So as to assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed plus to comply with CG3 where it states that opportunities should be sought for the incorporation of biodiversity into developments and for habitat creation in any development proposal.

Regards

Tony

**Tony Wileman** MCIEEM

**Conservation Ecologist**

**London Wildlife Trust** – Protecting London’s wildlife for the future

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**Tony Wileman**

**Conservation Ecologist**

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