

[REDACTED]

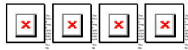
---

**From:** Thuaire, Charles  
**Sent:** 07 September 2017 11:51  
**To:** Planning  
**Subject:** FW: comments on planning application number 2017/4156/P

Comments from LWT on nature conservation matters re Athlone House conditions

Charles Thuaire  
Senior Planner

Telephone: 020 7974 5867



---

**From:** Tony Wileman [REDACTED]  
**Sent:** 24 August 2017 15:41  
**To:** McClue, Jonathan <[Jonathan.McClue@camden.gov.uk](mailto:Jonathan.McClue@camden.gov.uk)>  
**Cc:** Lopez, Ana <[Ana.Lopez@camden.gov.uk](mailto:Ana.Lopez@camden.gov.uk)>; Wright, Andrew <[Andrew.Wright@camden.gov.uk](mailto:Andrew.Wright@camden.gov.uk)>; Birchall, Caroline <[Caroline.Birchall@camden.gov.uk](mailto:Caroline.Birchall@camden.gov.uk)>; Howard, Gabi <[Gabi.Howard@camden.gov.uk](mailto:Gabi.Howard@camden.gov.uk)>; Bell, Nick <[Nick.Bell@camden.gov.uk](mailto:Nick.Bell@camden.gov.uk)>  
**Subject:** comments on planning application number 2017/4156/P

Dear Jonathan,

Please find comments below for the submitted planning application **2017/4156/P** Athlone House, Hampstead Lane, London N6 4RU

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

RE. CONDITION 6: Soft landscaping although shown on the Ground Floor Layout Plan (Drawing number WWA/1611/LL/101) as proposed planting it does not show what species will specifically go where. In addition the Landscape Management Plan (LMP) (document WWA/1611/DOC/602) only informs of just five species of shrub that are identified through their pruning plans as Group one, Group two, Group nine, Group ten and Group eleven. This LMP also mentions about grass cutting as maintenance, yet no area of Amenity grassland is shown on the Ground Floor Layout Plan. A more detailed layout planting plan showing all hard and soft landscaping is required informing where and what species are to be planted (all proposed species to be included) on all levels of the proposed development for both the Greenwood Centre and Highgate Centre before this condition can be fulfilled.

It should be noted that the following species in the suggested list in the Landscape Strategy Report September 2013 should not be planted because of their invasive nature: Goat's rue, montbretia and passion flower as they are all on the London Invasive Species Initiative (LISI) lists of species of concern. Montbretia is also listed on the Water Framework Directive UK TAG alien species list.

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.

RE: CONDITION 8: With regards to the green roof it is only mentioned in the LMP with some brief details of maintenance. Nothing else is provided, therefore this condition requires 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 CS13, CS15 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.

Regards

Tony

**Tony Wileman** MCIEEM  
**Conservation Ecologist**  
**London Wildlife Trust** – Protecting London's wildlife for the future

[www.wildlondon.org.uk](http://www.wildlondon.org.uk) / [Facebook](#) / [Twitter](#)

***All our lives are better when they're a bit wild. Share why wildlife and wild places matter to us all at***

[www.mywildlife.org.uk](http://www.mywildlife.org.uk)



The London Wildlife Trust is part of a network of 47 local Wildlife Trusts across the UK, working under the umbrella of The Wildlife Trust Partnership, the UK's leading conservation charity dedicated to wildlife protection.

Registered Office: Dean Bradley House, 52 Horseferry Road, London, SW1P 2AF. A company limited by guarantee registered in England and Wales, Number 1600379. Registered as a charity in England and Wales, Number 283895