Athlone House

Athlone House,
Hampstead Lane, London N6:
Discharge of planning conditions 33 and 15 (ref:2017/4156/P)

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1 INTRODUCTION

1.1 In relation to planning consent 2017/4156/P for the restoration of Athlone House this document seeks to discharge planning conditions 33 and 15 part relating to bat.

1.2 Condition 33 states that:

If more than 1 year passes between the most recent species surveys for bats and the commencement of demolition and/or tree works, updated surveys of the relevant part(s) of the site must be undertaken by a licensed ecologist. The results will be required for the European Protected Species License application as agreed by Natural England. Evidence that such surveys have been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such demolition and/or tree works, and result of surveys submitted directly to Greenspace Information for Greater London (GiGL)..

1.3 Condition 15 states that:

Details of at least 5 bird and at least 3 bat boxes or bricks, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the Council prior to any new superstructure works commencing on site. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Outline

1.4 The report has been subdivided into the respective parts of the condition with cross reference to other related conditions as appropriate. Condition 33 is presented first with the survey methods described in Section 3, survey findings in Section 4 and an assessment of effects and recommendations outlined in Section 5. This is followed by the part of condition 15 relating to bat in section 6.

1.5 A summary of relevant legislation is given in Appendix I with guidelines for assessing bat roost potential presented in Appendix II (Collins 2016). Bat survey findings are presented in Appendix III.

2 CONDITION 33 BACKGROUND

Introduction

2.1 Condition 33 states that:

If more than 1 year passes between the most recent species surveys for bats and the commencement of demolition and/or tree works, updated surveys of the relevant part(s) of the site must be undertaken by a licensed ecologist. The results will be required for the European Protected Species License application as agreed by Natural England. Evidence that such surveys have been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such demolition and/or tree works, and result of surveys submitted directly to Greenspace Information for Greater London (GiGL).

Background/context

2.2 The survey updates ecological work carried out at Athlone House between 2007-2012 to inform previous planning applications for re-development of the main building (Catherine Bickmore Associates, 2013). Updated bat surveys of the main house, gatehouse, cottage and folly were carried out in 2016 also. Surveys of the main house has shown that the planned renovation work will have an impact on a day roost for common pipistrelle (*Pipistrellus pipistrellus*) bats and that a European Protected Species licence will be required for the work to proceed lawfully; the survey showed the site qualifies for registration under the Low Impact Class Licence CL21 also. This survey update also will inform the licence application.

Development proposals

2.3 The development works include the restoration of Athlone House with an extension, and works to the two adjacent cottages to the north. Historic landscape features are to be restored including the Pulham rockery, Milner Folly and a network of paths and steps.

3 CONDITION 33 METHOD OF APPROACH

Desk study

3.1 The bat survey updates those initially undertaken in 2003, 2004, 2007, 2009, 2012, and 2016 (Catherine Bickmore Associates, 2003, 2004, 2007a, 2009a, 2009b, 2012 and 2016). Reference is made to the findings of these previous surveys. Biological records were updated for the site and the surrounding 2km2 from Greenspace Information for Greater London (GIGL) in 2016.

3.2 Previous surveys for bat were undertaken in September 2003, July 2004, September 2007, August 2009, July and August 2012 and May and June 2016. The purpose of these surveys was to identify whether bats were present and if so what species were using the grounds and associated buildings, and which areas were important for bats. The 2012 survey focussed on the presence of bats within Athlone House on account of previous findings and its proposed demolition. The surveys in 2016 covered Athlone House and buildings in the grounds: Cottage, Gatehouse and Folly. A dead tree within the grounds was surveyed also.

3.3 Surveys of the main house have shown that the planned renovation work of the House will have an impact on a day roost for common pipistrelle (*Pipistrellus pipistrellu*s) bats and that a European Protected Species licence would be required for the work to proceed lawfully; the surveys showed the site qualifies for registration under the Low Impact Class Licence CL21 also. The 2017 survey update also will inform the licence application.

Bat emergence survey 2017

3.4 An emergence survey was undertaken on the 21st August 2017 covering the House.

3.5 The survey was undertaken by four surveyors, including one ecologist registered under Natural England Class Licences CL18 and CL21 supported by assistant ecologists with experience of undertaking bat emergence surveys. Table 3.1 shows the date, times and weather conditions during the survey. Survey methods were in line with good practice guidelines for bat surveys (Collins 2016).

3.6 During the survey of the house, four surveyors covered each side of the building (Appendix II). The survey was undertaken from c.15 minutes before sunset until c.1.5 hours after sunset. The survey was carried out with the aid of broadband bat detectors: one Anabat SD2, one Anabat SD1, an Echometer EM3 and an Echometer Touch. The Anabat detectors were used in conjunction with heterodyne detectors (Batbox Duet) (survey data including surveyor positions (Drawing 725/03 rev A) and equipment are included in Appendix II).

Constraints

3.7 The dusk emergence survey was carried out at an appropriate time of year and in suitable weather conditions for bat activity and as such had no significant constraints

Table 3.1: Dusk/dawn emergence survey conditions

Date	Building	Sunset/Sunrise	Weather
21/08/17	House	Sunset - 20:12	Dry, overcast, calm, warm, 20 ºC

4 CONDITION 33: SURVEY FINDINGS

Desk study

Biological records

Species

4.1 Data provided by Greenspace Information for Greater London 2016 included records for common and soprano pipistrelle, noctule, serotine, Leisler's, Natterer's and Daubenton's bats in the area.

4.2 Data previously provided by the London Wildlife Trust from the London Bat Group identified a large number of bat records within a 1km^2 radius of the site since 1985, which included pipistrelle, common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Daubenton's bat (*Myotis daubentonii*), Natterer's bat (*Myotis nattereri*), Leisler's bat (*Nyctalus leisleri*), serotine (*Eptesicus serotinus*) and noctule bat (*Nyctalus noctula*).

Previous bat surveys (2003-2016)

4.3 Previous surveys for bat undertaken in September 2003, 2004, 2007, 2009,2012 and 2016 (Catherine Bickmore Associates 2003, 2004, 2007a and 2009b, 2012 and 2016) recorded common pipistrelles *(Pipistrellus pipistrellu*s), soprano pipistrelles (*Pipistrellus pygmae*us), Nathuius' pipistrelle (*Pipistrellus nathusii*), Myotis sp, Daubenton's bat (*Myotis daubentii*), noctule (*Nyctalus noctul*a), and long eared bats (*Plecotus s*p.) foraging within the grounds of Athlone House. In 2009, a single common pipistrelle bat was recorded roosting under a roof tile at the south western corner of Athlone House; in 2012 a single common pipistrelle was thought to have emerged from the north western corner of the House.

4.4 No bats were recorded emerging from or entering the main building, The Gate House, Caenwood Cottage or the folly, however one bat dropping was recorded in the loft of the main building in 2016. In 2009, a single common pipistrelle bat was recorded roosting under a roof tile at the south western corner of Athlone House; in 2012 a single common pipistrelle was thought to have emerged from the north western corner of the House. Therefore, the main building of Athlone House is considered to form an occasional day-roost for individual pipistrelle bats.

4.5 The Gate House, Caenwood Cottage and the folly buildings had low-moderate potential for use by roosting bat but no evidence was recorded of bats using these buildings during the daylight inspection or nocturnal survey. The large dead oak tree in the lawn to the west of the main building had high potential for use by roosting bat but no nocturnal surveys were completed as it is to be retained.

4.6 Six bat species were recorded in the vicinity of the main building, and previous surveys recorded bats making use of tree lines/woodland edges in the grounds for foraging. This diversity of bat species is likely to relate to the proximity of Hampstead Heath and other areas with extensive suitable habitat. The mature trees in the grounds are likely to be an important component of the landscape for bat; providing foraging areas, navigational aids and possible roosting sites for example in features such as woodpecker holes.

21st August 2017 – Dusk survey (House)

4.7 Survey conditions were similar to those in 2016 with the eastern side of the house affected by security flood lighting.

4.8 A common pipistrelle (*Pipistrellus pipistrellus*) was observed emerging from the roof at the north western corner of the house at 20:06. This species was then regularly recorded foraging throughout the survey to the north, south and east of the house, and occasionally to the east. Noctule bats (*Nyctalus noctula*) were recorded several times during the survey with the first record at 20:14 (two minutes after sunset) by the surveyor to the west of the house. A soprano pipistrelle was recorded on a few occasions between 20:23 and 21:13, with most of the activity being picked up to the east of the house. Three passes by a long-eared bat were recorded with two passes to the west of the house at 20:53 and 20:31 and one pass to the north of the house at 21:30. A single pass by a Daubenton's bat was picked up by the surveyor to the west of the house at 21:17.

Summary

4.9 One common pipistrelle bat was observed emerging from a roosting site within the north western corner of the house during the dusk survey in 2017. No bats were observed emerging from or re-entering Athlone House during the updated surveys in 2016, but during a dusk survey, on 18th July 2012, a single common pipistrelle bat was observed possibly emerging from a roosting site within the north western corner of Athlone House and an individual bat was roosting in 2009 also. No other bats were seen to enter or exit roosting sites within Athlone House during the subsequent surveys.

4.10 Occasional noctules, Leisler's bats, soprano pipistrelles, Nathusius' pipistrelle, long-eared and *Myotis* bat passes (including Daubenton's bat) were recorded near to the house but none of these bats were considered to have been roosting within Athlone House

5 CONDITION 33 ASSESSMENT OF EFFECTS AND RECOMMENDATIONS

Status of bat activity

5.1 The observation of a common pipistrelle bat emerging from Athlone House in 2017 is consistent with earlier survey findings i.e. Athlone House continues to provide a day-roosting site for common pipistrelle as was likely in 2012 and confirmed during the 2009 bat surveys. Common pipistrelle is a widespread and common species of bat in the U.K and low numbers of this species means that the roost status of Athlone House is of low conservation significance (Mitchell-Jones, 2004). It is also possible that the house could be used by small numbers of crevice-roosting bats such as pipistrelles in winter, although no signs of hibernation roosts have been recorded.

Assessment of effects in the absence of mitigation

5.2 The planned renovation and extension of Athlone House is likely to lead to the loss of an occasional day roost for common pipistrelle bats i.e. a roost of low conservation importance, and could lead to any bats present being disturbed and/or harmed during the course of the renovation work in the absence of mitigation. The impacts on the local population are likely to be low and in a wider context i.e. regionally and nationally would be negligible on account of the work having an impact on small numbers of a nationally and regionally widespread species.

Recommendations

5.3 The renovation of the house will require a European Protected Species (EPS) licence issued by Natural England as it would result in loss of a day roost for common pipistrelle bats and could lead to the disturbance of bats using the roof at the time of the work. As referred to under condition 12 the building qualifies for registration under the Low Impact Class Licence CL21 also (Catherine Bickmore Associates 2017).

5.4 A licence application or registration of the site under the Low Impact Class Licence requires survey information from the season prior to the renovation works, and a detailed mitigation plan outlining how bats would be protected during the building works and subsequently. Full planning permission for the development needs to be granted and relevant conditions relating to wildlife which can be discharged prior to start of works needs to be discharged before an application can be made to Natural England for an EPS licence, or before the site can be registered under the Low Impact Class Licence. It can take Natural England 30 working days to assess a full licence application and issue the licence if it is accepted; a site registration under the Low Impact Class Licence would be considered by Natural England within 10 working days.

5.5 Under the terms of a licence a suitable bat box e.g. Schwegler 1FF box, will be put up on a nearby tree prior to start of the building works. Access for bats will be retained within the renovated house in the longer term through the installation of four integral bat boxes (ref details provided under planning condition 14c and in relation to condition 15).

5.6 The building work should take a precautionary ‘soft-strip’ approach. This should comprise the gloved hand strip of any roof coverings soffits and hanging tiles that need to be removed to facilitate renovation. In areas likely to support bats i.e. ridge and verge tiles, hanging tiles and around dormer windows the strip should be carried out under the supervision of a licensed ecologist able to handle any bats encountered during the work. A check should also be made of any boarded up windows as bats can roost between the glass and boarding. In the event that bats are encountered during the soft strip, the bat(s) should be captured by hand and transferred by the licensed ecologist to the tree mounted bat boxes.

5.7 The soft strip element of the building work should be timed to avoid parts of the year when bats are most sensitive to disturbance i.e. winter hibernation season (mid November to late February). It should take place in conditions suitable for bat activity i.e. air temperatures above 10°C to minimise the chance of disturbing torpid bats.

5.8 If building works affecting the roost are undertaken more than one year from the date of the latest 2017 bat survey, the surveys may need to be updated in the active season prior to these works as bats are highly mobile and may change roost sites on a regular basis.

Submission result of surveys

5.9 A copy of this report will be provided directly to Greenspace Information for Greater London (GiGL).

6 CONDITION 15 (PART)

6.1 Condition 15 states that in relation to bat:

Details of at least ….3 bat boxes or bricks, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the Council prior to any new superstructure works commencing on site. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

6.2 Roosts will be provided within the roof (drawing SHH(817)211_PL02 & 03), using four integral brick bat boxes suitable for use as a roost by pipistrelle.

6.3 The integral boxes will be sited as high (drawing SHH (817)211_PL02 & 03) as possible at the eaves on the west and southern elevations to provide mitigation and enhancement.

REFERENCES

Collins, J. (ed.) (2016) *Bat surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition.* Bat Conservation Trust, London.

Catherine Bickmore Associates (2003) *Ecological survey for Athlone House, Hampstead Land N6.*

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Catherine Bickmore Associates (2007a) *Ecological survey and appraisal for Athlone House, Hampstead Lane, London N6.* November 2007.

Catherine Bickmore Associates (2007b) *Landscape management plan for retained land including Kenwood Place (formerly part of Athlone House), and Athlone House, Hampstead Lane, N6: Planning conditions 8, 9 and 15.*

Catherine Bickmore Associates (2009a) *Ecological survey and appraisal for Athlone House, Hampstead Lane, London N6.* May 2009.

Catherine Bickmore Associates (2009b) *Ecological survey and appraisal for Athlone House, Hampstead Lane, London N6 – Supplement: survey for bat 2009.* November 2009.

Catherine Bickmore Associates (2016) *Ecological appraisal for Athlone House, Hampstead Lane, London N6:*June 2016

Catherine Bickmore Associates (2017) *Athlone House, Hampstead Lane, N6 Discharge of planning conditions12 &14*

Mitchell-Jones, A.J. (2004) *Bat mitigation guidelines.* English Nature.

APPENDIX I: LEGISLATIVE BACKGROUND

Note: this summary does not represent a legal opinion

European protected species

All bat species (and great crested newt) are fully protected by the Wildlife & Countryside Act 1981 (as amended) and by The Conservation of Habitats and Species Regulations 2010. These make it an offence to:

- Deliberately or intentionally kill, injure or take an animal of the species;
- Possess or control any live or dead specimen or anything derived from the species;
- Damage or destroy or intentionally or recklessly obstruct access to any structure or place used for shelter or protection by the species;
- Deliberately, intentionally or recklessly disturb bats or great crested newts; in particular any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species.

The government's statutory conservation advisory organisation, Natural England, is responsible for issuing European Protected Species licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. A licence can be issued if the following three tests have been met:

- **Regulation 53(9)(a) -** there is "no satisfactory alternative" to the derogation, and;
- **Regulation 53(9)(b) -** the derogation "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range" and;
- **Regulation 53(2)(e)** - the derogation is for the purposes of "preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".

Licences can be applied for following the grant of all planning consents required to permit the work proposed to be carried out under licence. The licence application must be accompanied by a method statement, and a reasoned statement of application showing how the proposals meet the three tests. Natural England aim to issue a decision on the application within 30 working days of its receipt.

Licensable projects affecting small numbers of seven commonly occurring species occupying roosts of low conservation importance may fall under the remit of the Low Impact Class Licence CL21. The Class Licence would enable consultants registered by Natural England to carry licensable work under the Class Licence once sites have been registered in advance with Natural England. Registration forms must be submitted at least three weeks before work is due to start and no more than 12 weeks before, and if acceptable, Natural England aims to register sites within two weeks.

APPENDIX II – GUIDELINES FOR ASSESSING BAT ROOST POTENTIAL

Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Suitability	Description Roosting habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[a] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation[b]). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.[c]	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[a] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[a] and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Extract from Bat Surveys – Good Practice Guidelines (3rd Edition). Bat Conservation Trust 2016.

HOUSE (DUSK EMERGENCE)

Location: Athlone House – western side
Surveyor: J W
Detector: Echometer Touch
Survey date: 21/08/2017
Weather conditions: Dry, overcast, calm, warm, 20 ºC
Sunset: 20:12

Time	*Species*	*Survey notes*
20:06	Common pipistrelle	Emerged from the roof at the north western corner of the house – exact location out of view
20:14	Noctule	Pass unseen
20:14	Common pipistrelle	Pass unseen
20:18	Noctule	Pass unseen
20:28	Noctule	Pass unseen
20:29	Noctule	Pass unseen
20:33	Noctule	Pass unseen
20:38	Common pipistrelle	Distant pass heard unseen
20:40	Soprano pipistrelle	Pass unseen
20:53	Long-eared bat	Pass unseen
20:55	Common pipistrelle	Pass unseen
20:59	Soprano pipistrelle	Pass unseen
21:00	Soprano pipistrelle	Pass unseen
21:03	Common pipistrelle	Pass unseen
21:07	Noctule	Pass unseen
21:09	Common pipistrelle	Pass unseen
21:11	Noctule	Pass unseen
21:12	Noctule	Pass unseen
21:12	Soprano pipistrelle	Pass unseen
21:13	Soprano pipistrelle	Pass unseen
21:15	Noctule	Pass unseen
21:17	Common pipistrelle	Pass unseen
21:17	Daubenton's bat	Pass unseen
21:18	Common pipistrelle	Pass unseen
21:19	Common pipistrelle	Brief pass and social call heard not seen
21:21	Common pipistrelle	Pass unseen
21:22	Common pipistrelle	Pass and social calls heard not seen
21:23	Common pipistrelle	Pass and social calls heard not seen
21:24	Common pipistrelle	Pass and social calls heard not seen
21:25	Common pipistrelle	Pass and social calls heard not seen
21:25	Soprano pipistrelle	Pass unseen
21:25	Common pipistrelle	Pass and social calls heard not seen
21:26	Common pipistrelle	Pass and social calls heard not seen
21:27	Common pipistrelle	Pass and social calls heard not seen
21:31	Long-eared bat	Pass unseen
21:33	Common pipistrelle	Pass unseen
21:36	Common pipistrelle	Pass unseen
21:38	Common pipistrelle	Pass and social calls heard not seen
21:39	Common pipistrelle	Pass and social calls heard not seen
21:40	Common pipistrelle	Pass and social calls heard not seen
21:41	Common pipistrelle	Pass and social calls heard not seen
21:42	Common pipistrelle	Pass and social calls heard not seen

Location: Athlone House – southern side
Surveyor: K C
Detector: Anabat SD1 and Batbox Duet
Survey date: 21/08/2017
Weather conditions: Dry, overcast, calm, warm, 20 ºC
Sunset: 20:12:

Time	*Species*	*Survey notes*
20:34	Noctule	Pass unseen
20:39	Common pipistrelle	Pass unseen
20:52	Soprano pipistrelle	Commuting around the shrubs
20:56	Common pipistrelle	Commuting around the shrubs
21:00	Soprano pipistrelle	Commuting over the roof of the house
21:04	Common pipistrelle	Commuting over the field
21:10	Common pipistrelle	Pass unseen
21:12	Common pipistrelle	Pass unseen
21:13	Noctule	Commuting overhead
21:13	Common pipistrelle	Pass unseen
21:16	Common pipistrelle	Pass unseen
21:17	Common pipistrelle	Pass unseen
21:20	Common pipistrelle	Pass and social calls heard not seen
21:21	Common pipistrelle	Pass and social calls heard not seen
21:24	Common pipistrelle	Pass and social calls heard not seen
21:25	Common pipistrelle	Pass and social calls heard not seen
21:26	Common pipistrelle	Pass and social calls heard not seen
21:27	Common pipistrelle	Foraging around the trees
21:28	Common pipistrelle	Pass and social calls heard not seen
21:37	Common pipistrelle	Pass unseen
21:39	Common pipistrelle	Pass and social calls heard not seen
21:40	Common pipistrelle	Pass and social calls heard not seen
21:41	Common pipistrelle	Pass and social calls heard not seen
21:42	Common pipistrelle	Pass and social calls heard not seen

Location: Athlone House – northern side
Surveyor: R M
Detector: Echometer EM3 and Batbox Duet
Survey date: 21/08/2017
Weather conditions: Dry, overcast, calm, warm, 20 ºC
Sunset: 20:12

Time	*Species*	*Survey notes*
20:11	Common pipistrelle	Pass unseen
20:13	Common pipistrelle	Pass south along tree line to the west of the house
20:14	Common pipistrelle	Pass north along tree line to the west of the house
21:15	Common pipistrelle	Pass south along tree line to the west of the house, from the large acacia tree
20:16	Common pipistrelle	Foraging along the tree line to the west of the house
20:23	Soprano pipistrelle	Foraging in the trees behind surveyor and towards the west
20:36	Common pipistrelle	Distant pass unseen
20:54	Soprano pipistrelle	Distant pass unseen towards the west of the house
21:01	Common pipistrelle	Pass unseen
21:08	Common pipistrelle	Pass unseen
21:10	Noctule	Pass high over towards the north
21:15	Common pipistrelle	Pass unseen
21:17	Soprano pipistrelle	Foraging not seen around the west and east of the

		house
21:19	Common pipistrelle	Foraging not seen around the west and east of the house
21:20	Common pipistrelle	Foraging not seen around the west and east of the house
21:21	Common pipistrelle	Foraging not seen around the west and east of the house
21:22	Common pipistrelle	Foraging and social calls heard not seen
21:23	Common pipistrelle	Foraging unseen
21:24	Common pipistrelle	Foraging unseen
21:25	Common pipistrelle	Foraging and social calls heard not seen
21:25	Common pipistrelle	Foraging and social calls heard not seen
21:30	Long-eared bat	Pass unseen
21:31	Common pipistrelle	See off site towards the west of the house
21:32	Common pipistrelle	Foraging from the east in front of the house to the west
21:37	Common pipistrelle	Foraging around the trees to the west of the house and social calls recorded
21:38	Common pipistrelle	Foraging around the trees to the west of the house and social calls recorded
21:39	Common pipistrelle	Foraging around the trees to the west of the house and social calls recorded
21:40	Common pipistrelle	Foraging around the trees to the west of the house and social calls recorded
21:40	Common pipistrelle	Distant foraging unseen
21:40	Common pipistrelle	Distant foraging unseen
21:41	Common pipistrelle	Distant foraging unseen
21:42	Common pipistrelle	Distant foraging unseen
21:42	Common pipistrelle	Distant foraging unseen
21:43	Common pipistrelle	Distant foraging unseen

Location: Athlone House – eastern side
Surveyor: C B
Detector: Anabat SD2 and Batbox Duet
Survey date: 21/08/2017
Weather conditions: Dry, overcast, calm, warm, 20 ºC
Sunset: 20:12

Time	*Species*	*Survey notes*
20:20	Unidentified species	Pass unseen
20:34	Noctule	Pass unseen
20:45	Noctule	Pass unseen
20:51	Common pipistrelle	Pass unseen – possibly to south of the house
20:53	Soprano pipistrelle	Pass unseen
21:01	Soprano pipistrelle	Two distant passes unseen
21:04	Common pipistrelle	Brief pass unseen to south of the house
21:08	Noctule	Brief pass unseen to south of the house
21:10	Pipistrelle species	Brief and distant pass unseen to south of the house
21:13	Soprano pipistrelle	Brief pass unseen to
21:20	Common pipistrelle	Pass unseen – possibly from north to south
21:34	Pipistrelle species	Brief pass unseen
21:45	Pipistrelle species	Brief pass unseen

Scale bar

0m20m

Main building (Athlone House)

KEY

Surveyor locations and direction of view

Building

Hard standing

Wooded/shrub areas

Red line application boundary

C. pipistrelle emergence

C. pipistrelle flight path

Rev A updated with 2017 survey

All locations and areas are approximate

Drawn by	Check by	Date	Scale
JW	CB	Aug 2017	See bar

Athlone House, Hampstead

Bat survey 2017

Catherine Bickmore Associates Ltd
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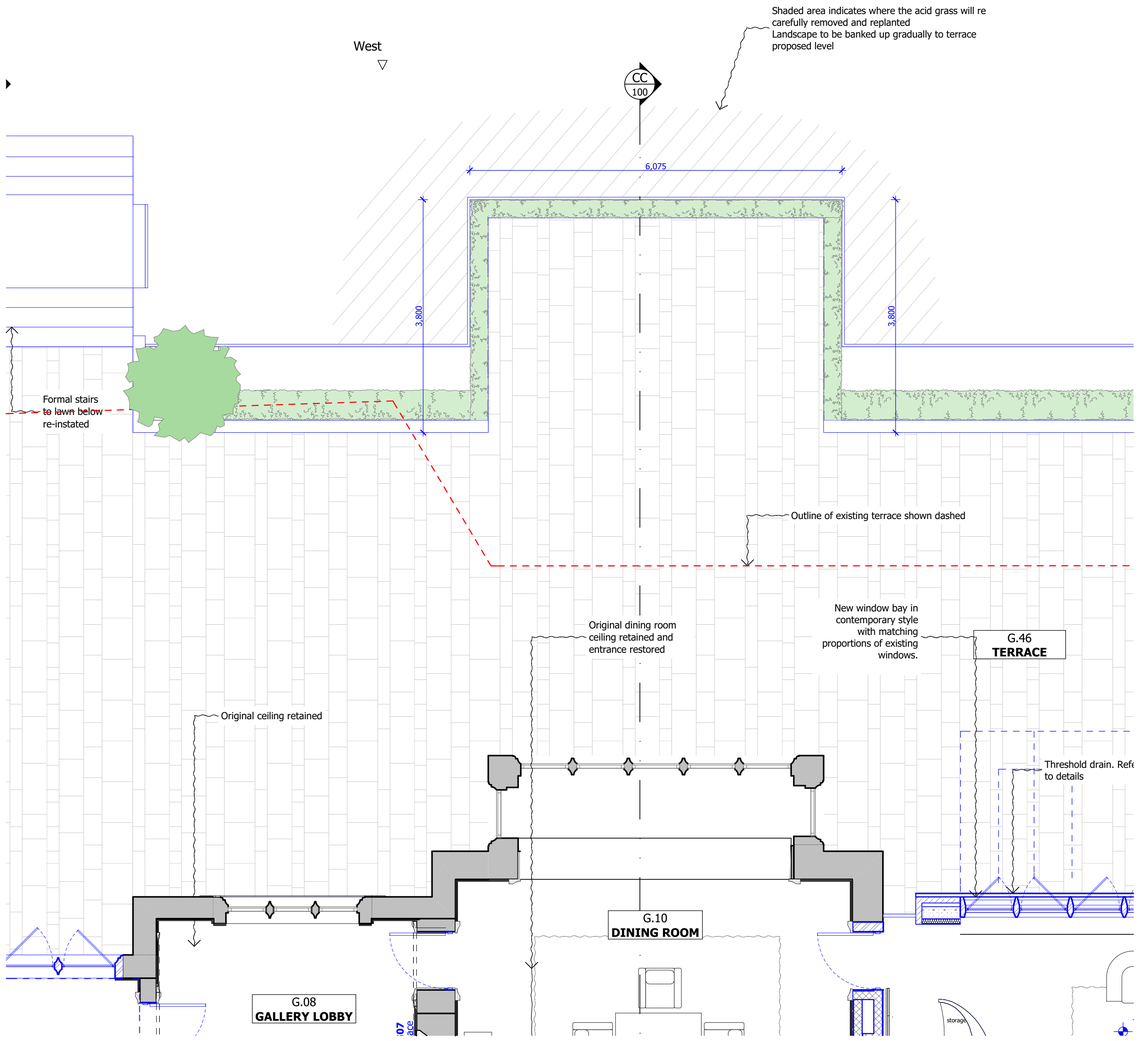
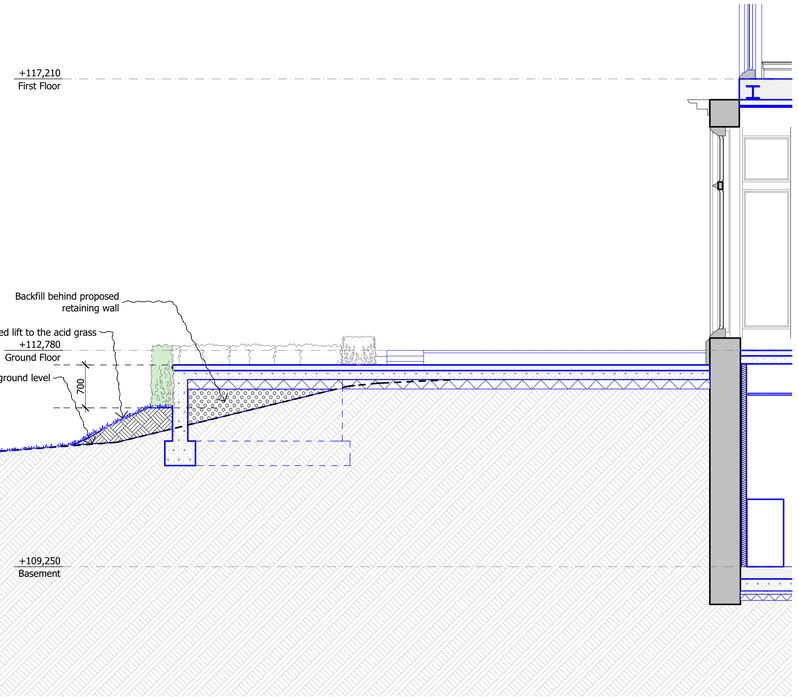
Drawing numberRevision	REV A
725/03	





DO NOT SCALE FROM THIS DRAWING

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

All SHH drawings to be read in conjunction with relevant SHH Finishes, Sanitaryware, Lighting & Ironmongery schedules.

Any discrepancies to be highlighted to SHH prior to procurement and in good time.

0 1 2 3m

Legends & Notes:

Rev	Date	Descriptor	Athr.
PL01	07/09/2017	CONDITION 14a DISCHARGE	ZS

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Project:

Athlone House

Hampstead Lane
London

Client:

Private Client

Drawing Title:
(817) Planning Discharge 20170905

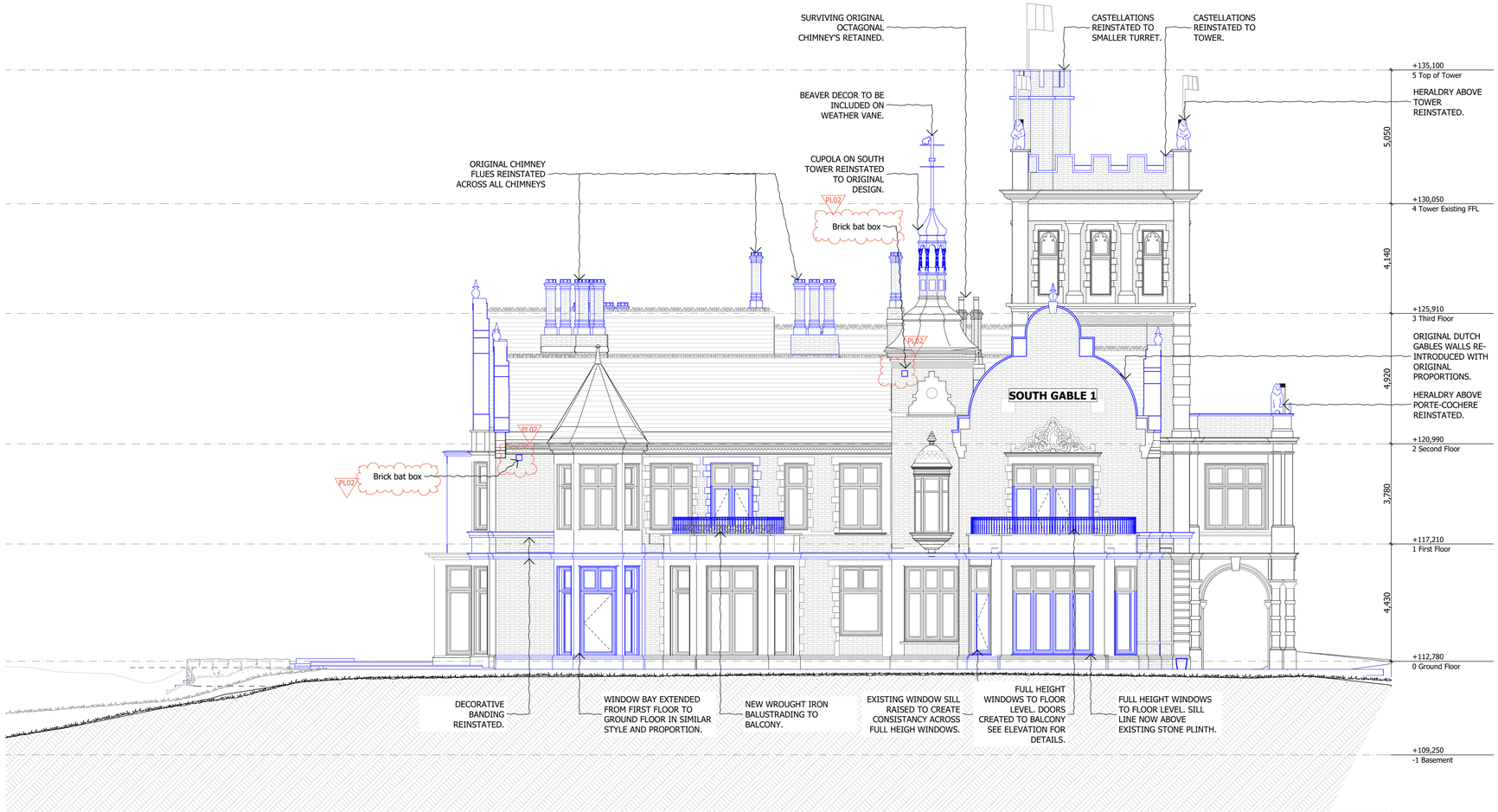
Western Terrace GA & Section - Proposed

(Project number)DWG number_Revision: **(817)120_PL01**

Checked:

1 SCALE 1:50 @ A1, 1:100 @ A3
GROUND FLOOR - TERRACE IN FRONT OF G.10 DINING ROOM - PROPOSED

2 SCALE 1:50 @ A1, 1:100 @ A3
SECTION CC THROUGH TERRACE IN FRONT OF G.10 DINING ROOM - PROPOSED



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Any discrepancies to be highlighted to SHH prior to procurement and in good time.

0 1 2 3m

Legends & Notes:

Rev	Date	Descriptor	Athr.
PL02	05/09/2017	CONDITION 14c DISCHARGE	ZS
PL01	21/06/2016	PLANNING ISSUE	JH

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Project:
Athlone House
Hampstead Lane
London

Client:
Private Client

Drawing Title:
(817) Planning Discharge 20170905
South Elevation - Proposed

(Project number)DWG number_Revision: **(817)211_PL02**
Checked:

1
SCALE 1:100 @ A1, 1:200 @ A3
SOUTH ELEVATION - PROPOSED