

Application ref: 2018/1903/P
Contact: Nora-Andreea Constantinescu
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Date: 20 November 2018

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-
157 Byron Avenue
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
6 Nutley Terrace
London
NW3 5BX

Proposal:
Details of protected species method statement as required by condition 18 of planning permission ref: 2015/7025/P dated 01/03/2017 (Erection of 2 x three storey plus basement single-family dwellinghouses (Class C3), new crossover and associated landscaping (following demolition of existing dwellinghouse) (Resubmission of approved application 2012/2632/P).

Drawing Nos: Bat Method Statement dated 16/03/2018; Nocturnal Bat Survey results dated 08/05/2018.; Email confirmation for works timing dated 15/11/2018.

Informative(s):

1 Reasons for granting permission:

In line with condition 18, a method statement for precautionary working approach to demolition and construction has been submitted, to include approaches to mitigate the impact on bats.

It's been confirmed through the method statement provided and survey dated 25 April 2018 that no bat roosts were present at the application site, and no

bats were observed emerging from the building.

The method statement and survey confirm that the building works are scheduled for early May next year and that precaution is recommended at the start of the demolition works, with all of the onsite contractors to be made aware of the contents of the method statement. Soft demolition would take place with contractors removing key areas by hand.

The Council's Nature Conservation Officer has reviewed the information provided and is satisfied that condition 18 can be discharged.

As such, the documentation provided is considered sufficient to demonstrate that the development contributes towards the protection of habitats and species, ensuring compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

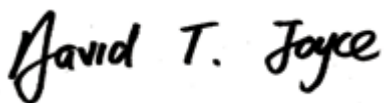
- 2 No building works should take place during the bats hibernation period from November to February inclusive, and so works should be scheduled for outside of this time period.
- 3 You are advised that Conditions 2, 4, 6, 7, 12, 13, 14, 15, 20, 21 planning application 2015/7025/P remain outstanding and require details to be submitted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning