

21 March 2019
Delivered by email

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Ref: ROYL3023

Dear Sir/ Madam,

LAND ADJACENT TO PLAYGROUND PRIMROSE HILL: 2016/4762/P - DISCHARGE OF CONDITIONS

We write on behalf of our client, The Royal Parks to submit an application to discharge planning condition 5: updated bat survey and condition 6: lighting, pursuant to planning permission reference 2016/4762/P approved on 16 February 2017, for the *'extension to provide café (class A3 use) and associated external and landscaping alterations'* on land adjacent to the playground at Primrose Hill, Prince Albert Road, London, NW1 7ST.

Condition 5 states that:

"If more than 1 year passes between the most recent bat survey and the commencement of works, an updated bat survey must be undertaken by a licensed bat worker. Evidence that the survey has been undertaken, and the results, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works".

In March 2016, LUC was appointed by The Royal Parks to undertake an ecological appraisal to support application reference 2016/4762/P. Subsequently LUC were reappointed in August 2018 to update bat surveys that were originally undertaken in May and June 2016. The revised ecological appraisal submitted incorporates the findings of the bat surveys undertaken in 2018. The report should be reviewed in full, however, in summary the surveys recorded that no bats were roosting in the building on any of the surveys. Overall, there were low levels of commuting and foraging activity recorded within and adjacent to the Site during the surveys.

It is considered that the updated bat surveys undertaken and as detailed within the submitted updated Ecological Appraisal is sufficient to discharge planning condition 5.

Condition 6 states that:

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“Prior to commencement of development, full details of a lighting plan or statement shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes. The lighting plan should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features”.

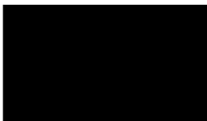
The submitted lighting statement prepared by LUC sets out details of the proposed lighting strategy at the site which resolves to minimise impact on bats and has been informed by the BCT’s guidance on lighting. The submitted lighting statement confirms that the requirements of condition 6 are satisfactorily addressed and is of sufficient detail to discharge the planning condition. The lighting statement should be reviewed in full.

In addition to this planning cover letter the following documents are submitted in support of this discharge of condition application:

- Planning form duly completed;
- Site location plan, drawing number SP01, prepared by RLB;
- Updated Ecological Appraisal (including bat surveys) prepared by LUC,
- Lighting statement prepared by LUC;
- Planning fee, comprising £116 paid to the London Borough of Camden at the time of submission via the planning portal reference PP - 07723194.

We trust that the submitted information is sufficient to discharge condition 5 and 6 pursuant to 2016/4762/P. However should you require any further information, please do not hesitate to contact me.

Yours sincerely,



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