

Application ref: 2019/4964/P
Contact: David Peres Da Costa
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Hampshire Street
London
NW5 2TE**

Proposal:

Details required by conditions 7 (Tree protection measures), 10 (Preliminary Risk Assessment), 17 (Green Roof Details) and 22 (Bat Survey) of planning permission 2017/2883/P dated 24/04/2019 (for redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace (Class B1) and 16 residential units (6 x 2-bed, 6 x 1-bed and 4 x 3-bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c).

Drawing Nos: Bat survey prepared by Middlemarch Environmental dated September 2019; Desktop Study prepared by SWEL dated November 2019; CCL 09675/ TPP rev 1; Living Roof Specification prepared by SWEL dated August 2019

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

Condition 7 (Tree protection) and Condition 17 (Green roof)

The submitted details include a tree protection plan and the specification for the living roof. A lightweight growing medium suitable for general planting on semi-intensive roof systems is recommended. The substrate would be laid in an undulous manner, so as to create a varying substrate depth. Planting would incorporate species suitable for a semi-intensive living roof, but not larger shrubs which may over shadow PV panels. It would also include some drought tolerant Sedums. Details of maintenance have been provided. The tree and landscape officer has reviewed the submission. The tree protection details demonstrate the development would not have an adverse effect on existing trees and would maintain the character and amenity of the area. The green roof details demonstrate that reasonable measures would be undertaken to take account of biodiversity and the water environment.

Condition 10 Preliminary Risk Assessment

A desktop study has been conducted as part of a Site Contamination Assessment. Following concerns from environmental health the desktop study was revised to respond to the issues raised. The revised details are sufficient to meets the requirements of Condition 10a and this part of the condition can be discharged. An informative will be included to remind the applicant of the remaining part of the condition.

Condition 22 Bat survey

A nocturnal emergence survey was undertaken on 29thth of August 2019. Two common pipistrelle bats were recorded commuting from south to north high over the western vicinity of the site. No emergences or roosting bat activity were recorded during the nocturnal emergence survey. The bar survey has been reviewed by Nature Conservation. The bat survey report provides sufficient information to discharge condition 22. However, if construction works commences outside of a 12 month period starting from August 2019, then a re-survey for bats would be required. An informative will be included on the decision to remind the applicant of this. The details demonstrate that a protected and priority species would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1, D1, A1, A2, A3, CC1, CC2, CC3, CC4 and DM1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawing and samples of facing materials), 4 (sample panel of the facing brickwork), 10 (remediation measures), 12 (photovoltaic cells), 15 (air quality monitors), 18 (Building Regulations Part M4(2)) and 19 (Building Regulations Part M4 (3)(2a)) of planning permission granted on 24/04/2019 ref: 2017/2883/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for condition 21 (SUDS) of planning permission granted on 24/04/2019 ref: 2017/2883/P and this is currently being assessed.

3 Bat survey

If development works have not commenced within the 12-month from August 2019, then a re-survey for bats would be required to establish if bats have colonised the building in the interim.

4 Contaminated Land

Officers recommend the analytical suite be expanded to include asbestos, pH and sulphate. Additionally, if material is to be excavated/removed for off-site disposal then samples should be tested for Waste Acceptance Criteria (WAC).

The details of the Site Investigation and revised risk assessment, and if applicable a Remediation Strategy should be submitted to the LPA for approval (in accordance with CLR11) before the Council can discharge Condition 10 in full. If waste material is removed for off-site disposal then this should be detailed (in accordance with the producers "Duty of Care Obligation") and summarised in a Remediation Statement.

If applicable, the Remediation Statement should evidence the producers Duty of Care obligations have been met. In addition the Statement should confirm the new development is suitable for its new use in terms of Part 2A of the EPA 1990. The Statement would need to be submitted and approved by the LPA before the condition could be fully discharged.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer