

## Addendum

17/7858/FUL

Land Rear Of 2 And 4 Rundell Crescent, London, NW4 3BP

Since the publication the committee report, the Case Officer was contacted by a representative at Natural England, the government's adviser for the natural environment in England, via email on 23 August 2018.

The email stated:

“Dear Mr Mari

17/7858/FUL ‘Erection of 2no. single storey semi-detached dwellinghouses with rooms in the roofspace and associated amenity space, refuse storage, cycle store and off-street parking. Access to new dwellinghouses provided from Alderton Way. [AMENDED ADDRESS AND DESCRIPTION] [DEPARTURE FROM POLICY]. Land Rear Of 2 And 4 Rundell Crescent, London, NW4 3BP’.

Natural England has been contacted by a member of the public who has raised concerns for the impact that the above-mentioned planning proposal will have on the protected species (bats) present, and the lack of perceived survey effort undertaken for these species.

In determining a planning application, it is the responsibility of the Local Planning Authority, to ensure that protected species issues are fully considered and that ecological surveys have been carried out where appropriate. Natural England has issued Standing Advice to assist Local Planning Authorities and developers in deciding whether there is a reasonable likelihood of protected species being present on a proposed development site. It provides detailed advice on those protected species most often affected by development to enable an assessment to be made of the suitability of a protected species survey and, where appropriate, a mitigation strategy to protect the species affected by the development.

The Standing Advice for Bats states that a survey should be undertaken if ‘there are trees with features that bats tend to use nearby’.

Natural England recommends that the planning authority seek advice from their own in-house or the County Ecologist for advice in relation to this matter.” [END]

As such the following sections has been added to the main report:

Impact on Bats and birds:

All bat species, their breeding sites and resting places are protected by law and therefore are a material planning consideration.

There is no statutory requirement for the local planning authority to consult Natural England specifically on protected species issues. Natural England has issued Standing Advice to assist local planning authorities on species matters.

On the basis of the content of objections received, the local planning authority has requested that the applicant investigates the existence of bats on site and at the neighbouring site(s).

The applicant has engaged with a bat licensed ecologist. She notes the possibility of bats in the tree however, given the siting of the development does not feel that the proposal would impact on them. In addition, she has suggested conditions for lighting the rear of the property to ensure there would be no direct impact on the bats. This has been agreed with by the Tree Officer at the local authority. The local planning are therefore satisfied that the standing advice issued by Natural England has been followed.

Birds are protected by the Wildlife and Countryside Act 1980 as amended. The applicant needs to comply with the Countryside and Wildlife Act 1981 as amended, so it is a matter of timing for the site clearance. Officers are satisfied that as it is covered under different legislation, it can be added as an informative.