

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 5 September 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Regent's Park	
Subject of Report	London Zoo , Outer Circle, Regents Park, London, NW1 4RY		
Proposal	Replacement of metal mesh and door and restoration of the Snowdon Aviary to encompass additional animal species, apparatus and informal housing for aviary species, safety and access alterations to 'M' bridge, erection of new animal house annexes and links, replacement of concrete sheds with new education facilities, removal and replacement of trees and landscaping alterations including rain cover for pram storage area, together with demolition of north pheasantry aviaries and re-landscaping.		
Agent	Mr Jones Lang LaSalle Ltd		
On behalf of	Zoological Society London (ZSL)		
Registered Number	17/04930/FULL 17/04931/LBC	Date amended/ completed	5 June 2017
Date Application Received	5 June 2017		
Historic Building Grade	Snowdon Aviary Grade II* listed Regents Park Grade I listed		
Conservation Area	Regent's Park		

1. RECOMMENDATION

1. Grant conditional planning permission.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in informative 1 of the draft decision.

2. SUMMARY

The proposal seeks to restore the Grade II* Snowden Aviary, which is currently on Historic England Buildings at Risk Register and to create a new animal exhibit in order to promote this underutilised area of the Zoo.

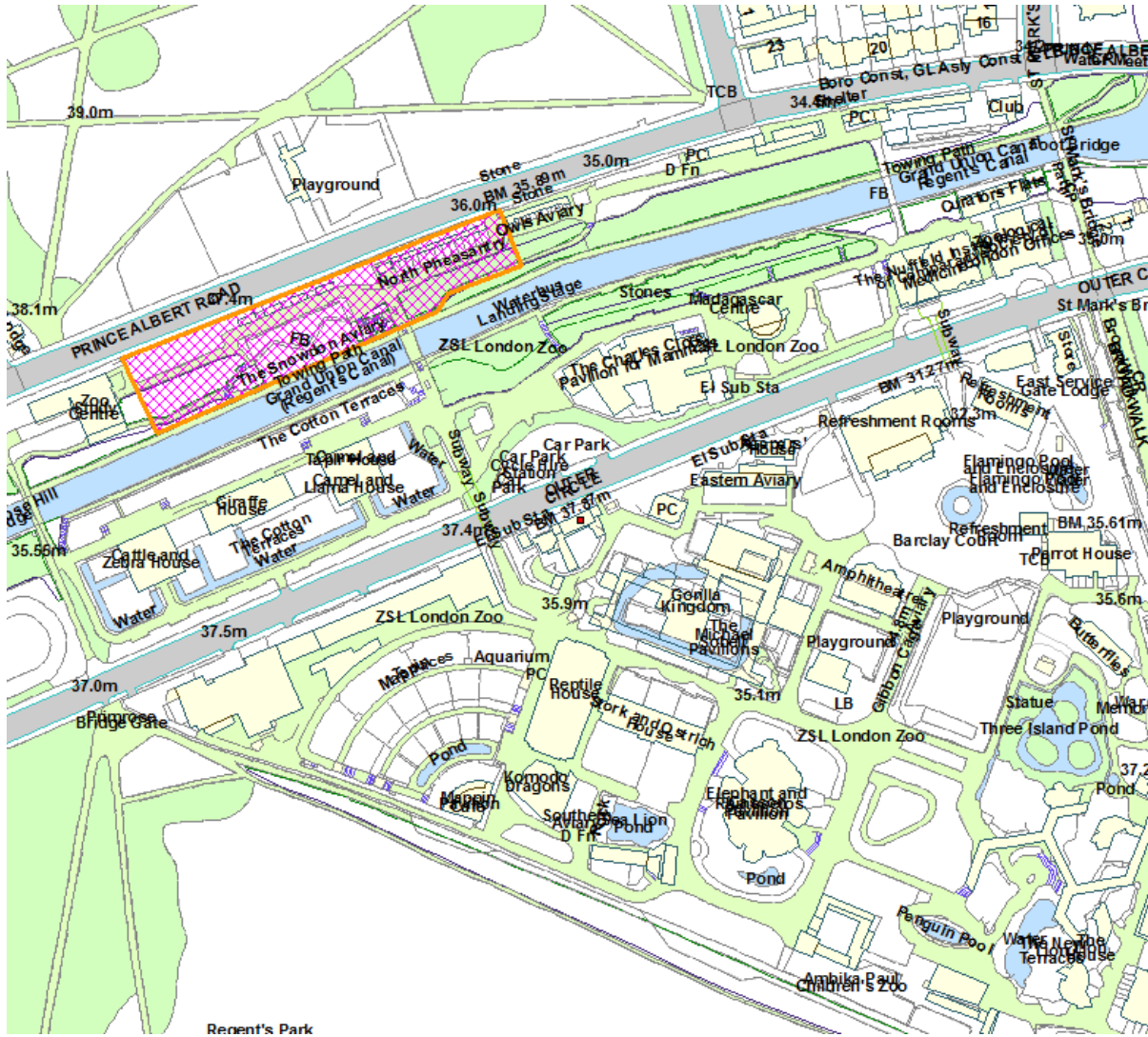
This will bring about the repurposing of the Aviary with the addition of new monkey and duiker animal buildings linked to the Aviary by high and low level tunnels.

The proposal has received the support of The St John's Wood Society and the St Marylebone Society as well as the London Borough of Camden as an adjoining authority. Historic England is satisfied to leave the determination of the application to the City Council.

However the Regent's Park Conservation Area Advisory Committee, whilst agreeing to the principle of the renovation of the Aviary, has raised objection to the proposal on a number of detailed grounds including the replacement materials to be used in the renovation, the impact of the collection of new buildings proposed around the Aviary on the setting of it and on the listed parks and conservation area, as well as the proposed landscaping details.

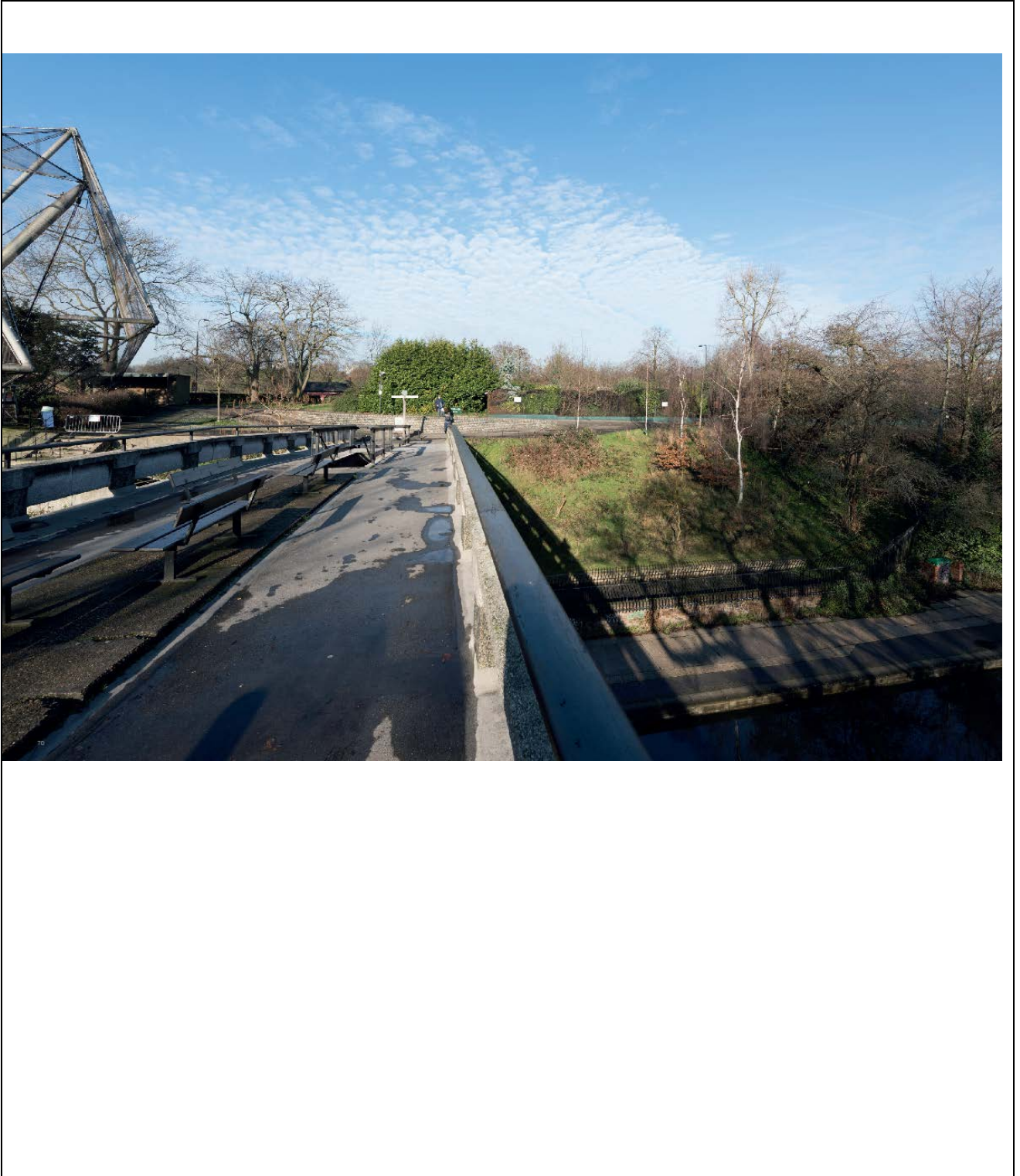
Notwithstanding the objection raised, the proposal is considered to be acceptable subject to conditions and satisfies the relevant Unitary Development Plan and City Plan policies.

3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

GREATER LONDON AUTHORITY

Any response to be reported verbally.

GREATER LONDON AUTHORITY ECOLOGY

Any response to be reported verbally.

HISTORIC ENGLAND

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

HISTORIC ENGLAND ARCHAEOLOGY

The development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission, provided that conditions are applied to require an investigation to be undertaken to advance understanding and to conserve archaeological interest.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

THE GEORGIAN GROUP

Any response to be reported verbally.

THE SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

THE COUNCIL FOR BRITISH ARCHAEOLOGY

Any response to be reported verbally.

THE VICTORIAN SOCIETY

Any response to be reported verbally.

THE TWENTIETH SOCIETY

Any response to be reported verbally.

THE ROYAL PARKS

Any response to be reported verbally.

THE FRIENDS OF ROYAL PARKS AND PRIMROSE HILL

Any response to be reported verbally.

LONDON HISTORIC PARKS AND GARDENS

Any response to be reported verbally.

CANAL AND RIVER TRUST

Following receipt of the additional photographs we are satisfied that, although the new proposed enclosure will have an impact on the canal, it will not be hugely detrimental. The monkey house will be an unusual structure, but the setting of it, adjacent to the Snowdon Aviary and the modern concrete bridge is, in itself unusual, so the impact of the new building is therefore lessened, and it does not appear as overtly incongruous as it would have if it were a solitary building. As it lies low to the ground and follows the topography, impacts on long views along the Regent's Canal will not be significant, other than in a fairly constrained area. Views from the west are restricted by the bridge between the two parts of the zoo, which all but conceals the new building. On another matter, currently the existing fence between the towing path and the site is very utilitarian and in fairly poor repair, as is the footpath the other side. We request that the applicant, as part of this project, installs a new more visually attractive and easier to maintain boundary treatment (which is also less overtly aggressive) along the back of the towpath and we would welcome the opportunity to discuss more appropriate fencing.

NATURAL ENGLAND

Any response to be reported verbally.

THE GARDENS TRUST

No comment.

REGENTS PARK CONSERVATION AREA ADVISORY COMMITTEE

Objection. Whilst agree principle to the Aviary renovation, object to elements of the proposal. The mesh should be agreed at this time as the material, scale and thickness and fixing to the structural elements are critical to the significance of the listed building. Monkey house and community centre due to their location, scale and character are harmful to the Aviary, its setting and to the landscape of the listed park and hill. Landscape proposals should be integral to the renovation scheme, including the original cascade and should be resolved before consents are granted. The collection of new buildings would clutter the setting of the Aviary and harm its special significance and the special character of the listed parks and of the conservation area. Taken together the harm to the Aviary from the proposal would be such that public benefit of its renovation would be seriously undermined. Insufficient consultation and stakeholder engagement.

CAMDEN COUNCIL

No objection. Proposal represents a high quality contextual design which would not result in any detrimental impact upon adjacent listed structures, projected views or the protected open space of Primrose Hill. Refurbishment of the Aviary is welcomed increasing longevity of a prominent architectural piece. Request a road safety audit and visibility splays for the proposed new access to Prince Albert Road as well as a construction management plan to mitigate impacts to local traffic conditions and pedestrian safety.

COUNCILLORS FOR REGENTS PARK

Any response to be reported verbally.

ST JOHNS WOOD SOCIETY

Support. Welcome the renovation of this listed structure.

ST MARYLEBONE SOCIETY

Support. A long overdue refurbishment of a unique structure with an exciting architectural addition. We strongly support this project.

ARBORICULTURAL MANAGER

Comment. Whilst overall loss of trees could be supported to aid the re purposing of the aviary and use by monkeys, current landscaping is broad. It lacks firm detailed proposals to provide adequate mitigation for the loss of trees and shrubs and to ensure naturalistic setting of the canal bank and protection of character of conservation area and setting of listed building. Require full details of replacement trees and shrubs and landscaping, tree protection methodology and arboricultural supervision.

CRIME PREVENTION DESIGN ADVISOR

No comment.

ENVIRONMENTAL HEALTH

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No.Consulted: 49 Total No.of Replies: 0

ADVERTISEMENT/SITE NOTICE: Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

London Zoo is located within the Regent's Park Conservation Area and Regent's Park is a Royal Park. It is also Metropolitan Land as is the Regent's Canal and a site of Metropolitan Importance for Nature Conservation. The Regent's Canal is part of the Blue Ribbon Network and a designated Green Corridor. The site is consequently one of considerable sensitivity.

The area of the Zoo which is the subject of the proposal is the sloped grass embankment of the north bank which forms the northern boundary of the Zoo, located between the Regent's Canal and Prince Albert Road. The Snowdon Aviary which was constructed in the 1960's is located on the north bank, is Grade II * listed (1998), and is on the Heritage at Risk Register. The Aviary can be seen in the protected vista from Primrose Hill to the Palace of Westminster, from the Grade II listed footbridges (Primrose Hill Canal footbridge, West Footbridge and Footbridge to west of Cumberland /footbridge), from the Regent's Canal and towpath and from within the Regent's Park Conservation area including from Prince Albert Road.

6.2 Recent Relevant History

None specifically relevant to this application.

7. THE PROPOSAL

The proposal seeks to restore the Grade II* Snowden Aviary, which is currently on Historic England Buildings at Risk Register and take the opportunity to make the Aviary accessible to all by carrying out alterations to its entrance and exit doors and the width of the existing M bridge which would provide all visitors the benefit of an immersive experience. The Zoological Society of London are also using this opportunity to promote the longevity of the Aviary as a Grade II * Zoo exhibit and to create an exciting new animal exhibit in order to promote this underutilised area of the Zoo.

The proposal is to both restore and repurpose the Aviary and to construct new animal buildings and links from them into the Aviary, in order for the Aviary to accommodate a number of new animal species. It is proposed that the Aviary accommodate a breeding group of 20-30 Colobus monkeys at high level, waterfowl and duikers (a pair of resident antelope) at low level.

It is also proposed to create a new education building with internal and external covered space for around 35 students and 5 teaching staff with associated small storage area (for furniture and equipment) and an associated covered buggy park (buggy/prams will not be allowed into the Aviary). The education centre offers a link to schools to use the area and become engaged with the new exhibit. It has numerous functions. It will cater for day visitors, live talks and possibly community events and will provide an education space in which the Discovery and Learning Team will deliver activities for children and young adults.

The key elements of the proposal are set out below:-

- Restoration of the Snowden Aviary structure involving; replacement of mesh in its entirety; widening of internal bridge; replacement balustrade, alterations to entrance pods; tunnel links to new external animal buildings; introduction of monkey apparatus.
- Demolition of north pheasantry aviaries.
- New monkey house building outside of the aviary with two elevated high level tunnels link into the aviary.
- New duiker house building outside of the aviary with low level tunnel link into the aviary.
- New education building and buggy area.

The original submission indicated a proposal for a new vehicular access gate to Prince Albert Road. However in the absence of sufficient details pertaining to this element of the proposal, it has been withdrawn from this application on officer advice.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Within Chapter 9 of our UDP, Paragraph 9.240 specifically refers to proposals for London Zoo and states that they will be assessed against the policies in the Plan

In particular those covering listed building, strategic views, conservation areas, public open space, the canal, amenity, biodiversity, traffic generation and parking.

There is no in principle objection to restore and re-purpose the existing Grade II * listed Snowdon Aviary which is on the buildings at risk register, including the proposed introduction of new animal buildings and link tunnels and a new educational building.

London Zoo is a key tourist attraction and given the restoration works required to the Aviary this proposal provides a unique opportunity to provide exciting new animal structures to help preserve the longevity of the iconic Snowdon Aviary as a Grade II* Zoo exhibit. As such the proposed expansion of the visitor attractions within the existing grounds of London Zoo is considered to be acceptable in principle in land use terms.

8.2 Design and conservation

The works involve repairs to the Snowdon Aviary structure and replacement of the metal mesh to contain new animals. Three new buildings and a small waterfowl enclosure are also proposed. The Monkey House would be located to the east of the aviary and a Duiker enclosure located to the west of the aviary both are on the slopes of the North Bank. Both animal houses will be physically attached to the aviary. Access to the Duiker enclosure would be via a partially submerged tunnel. To the east of the site and spanning between the aviary and the Monkey House 2 high level tunnels are proposed, these would also traverse above the pedestrian bridge. The third new structure replaces a roofed seating area to the north of the aviary whereby a new detached structure is proposed and used as a Community/Education centre. Within the aviary a new small enclosure is proposed at ground level to provide housing for waterfowl. The new animal houses and tunnels are designed using the same open lattice exterior that consists of woven laminated bamboo forming a curved gridshell, internally in the monkey house the lattice is lined with a fine metal mesh. A new buggy park and waste management are also proposed.

The Snowdon Aviary

Significance of the Snowdon Aviary

The aviary was built in 1962-1963 with the first birds introduced in 1963 and opened in 1965. It is an aluminium and steel structure on concrete foundations, consisting of 4 suspended tubular aluminium tetrahedrons, a pair at either end of the cage, they are held in position by steel cables and are anchored in the ground with 2 aluminium V shaped supports that are above the entrances. This framework is criss-crossed by steel cables in constant tension, covered by an all-over black anodised aluminium mesh. The aviary is 20m wide x 45m length x 25m high.

The aviary was designed by Anthony Armstrong-Jones (Earl of Snowdon), Cedric Price and Frank Newby. At the time of construction the structure was amongst one of the first tension structures in the UK. The first being Powell and Moya's 1951 Skylon at the Festival of Britain. The Snowdon Aviary was Britain's first walk-through aviary and the second-largest aviary in the world when completed. The cantilevered walk way has a 'M' shape and considered to signify Margaret (Princess).

The use of aluminium was a relatively new material in the construction industry and its use in conjunction with the innovative design is intrinsic to the floating weightless appearance of the Aviary. A building design held in tension and the use of aluminium as a structural material were both pioneering developments.

The design enabled a light, see-through effect in which the distinction between the inside and the outside is blurred. The aviary's tension system provides a novel, refreshing and exciting structure that nobody in Britain had tried on such a large scale. The aviary's concept came from a British strain of informal exhibition architecture that was popular in the 1950s and early 1960s with its strong feeling for the picturesque. The appearance of the aviary, with its all-over netting, geometry and structural system all suggest the influence of R Buckminster Fuller, whose projects and philosophy of design were admired by Cedric Price and Frank Newby.

The aviary was listed grade IISTAR in 1998 and at the time the only permanent tensioned building in the UK. The building is a key inspiration for the 'High-Tech' architects of the 1970's and 1980's. The aviary's lightweight floating appearance is reminiscent of its inhabitants and accords with similar prominent buildings in the Zoo where the architecture of the building reflects the nature of its future inhabitants, for example the Sir Hugh Casson, Neville Conder and Partners grade IISTAR listed Elephant and Rhinoceros Pavilion comprising of large pre-cast concrete elements and has a heavy solid appearance emulating the characteristics of the animals.

Proposed alterations to the Snowdon Aviary

The aim of the proposal is to carry out repairs and replacement works to advance the lifespan of the iconic aviary and to increase visitor numbers of this part of the Zoo.

There is no objection to the repurpose of the aviary to accommodate Colobus monkeys, however to accommodate the monkeys numerous physical alterations are required. The repairs works to remove corrosion around the structure is welcomed. The replacement of the existing cable would result in the loss of original fabric, however this is not considered to adversely impact on the significance of the structure.

The existing black anodised aluminium wire mesh is rigid and designed as a grid with horizontal and vertical rods (3mm diameter) intercepting at right-angles. The mesh appears as regular stacked rectangles at 28 mm x 154 mm. When viewed at a distance the pattern is not perceived and the mesh has a high degree of transparency. The existing black mesh has numerous insensitive patch repaired over the years, detracting from the transparent quality of the mesh.

The replacement metal mesh differs in material and would have slightly smaller rectangles. However the diameter of the rods is the same/smaller and the stacked rectangle pattern is the same, therefore, the overall appearance and transparency which contributes to the weightless appearance of the structure is preserved. Given the existing dilapidated condition of the mesh and the limited impact on the significance of the building, the replacement mesh is acceptable in listed building terms.

The alterations and extension of the entrance chambers would introduce conspicuous solid structures but they replicate the splayed form of the existing entrances. The new entrances are located in the same position and would be seen against vegetation.

They are small scale subservient additions to this vast cage. The proposed new entrance ways would not detrimentally impact on the appearance or significance of the structure.

The introduction of monkey apparatus would impact on the open spatial quality of the Snowdon Aviary and alter the existing vast void between the canopy of the trees and 'roof' of the structure. Whilst the cage may appear cluttered the architectural and structural integrity of the cage including the iconic form are preserved and unimpaired by the works. Also this is necessary equipment to facilitate the accommodation of the monkeys and continued use of the Snowdon Aviary.

The 'M' shaped form of the internal walkway is retained and this would preserve the significance of this feature. The existing balustrade has previously been adapted and altered. The proposed metal and timber balustrade has an elegant form and simple detailing to maximise transparency this is considered to respect the intrinsic characteristics of the aviary.

Impact on the Snowdon Aviary

The City Council must have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses, and to preserve or enhance the character and appearance of a conservation area, this is in accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The extent of works would not have a harmful impact on the significance of the listed building as a designated heritage asset, as a grade I/II* listed building in the Regent's Park Conservation Area.

Surveys of the structure were completed and found that there is some surface corrosion in one of the aluminium tetrahedron tubes, base/taper plates and cables with no significant impact on the structural integrity of the cage. The casings for the steel cables have been damaged exposing the twisted wires to corrosion. Temporary repairs have been carried out in the past but are unlikely to protect or preserve the cable from further corrosion. Minor repair works are proposed to remove corrosion and the steel cables are proposed to be replaced.

The existing metal mesh is proposed to be replaced by a new stainless steel mesh with a 2mm diameter vertical rod and 3mm diameter horizontal creating a smaller rectangle measuring 20mm x 100mm. This is required to reduce the risk of the monkeys grabbing and pulling materials between the exterior to the interior. Small punctuations are proposed on east and west elevations to create access for the new tunnels to the animal houses.

The existing entrances are replaced with similar height and splayed structures. However, the length of the entrance chamber is extended beyond the aviary exterior. This is to accommodate a 1.5 metre radius between a series of new solid single leaf metal doors. The design is in response to discouraging the monkeys from entering these areas.

The concrete cantilever walkway is proposed to be widened to a minimum of 1.8 metres to improve pedestrian movement.

The existing balustrade is replaced with new metal balustrade comprised of continuous vertical metal railings intercepted by taller protruding vertical fins attached to the walkway. The upper portion of the fins is splayed inwards and supports a continuous laminated bamboo handrail with a horizontal rotating rod above to stop monkeys mounting the balustrade.

New apparatus is proposed to accommodate the Colobus monkey in the aviary they would provide play, rest and feeding stations. Vertical poles measuring 13.5 metres with a diameter of 150mm at the base to 40mm at the top (some bendy, some with horizontal branches, some with baskets and platform) of various heights are to be installed amongst new trees to exploit the full volume of the aviary. The poles consist of laminated larch/bamboo with hemp attachments.

Impact on the protected view from Primrose Hill to Palace of Westminster

The Snowdon Aviary is located in the viewing corridor of Protected Vista 4A.2 from Primrose Hill to the Palace of Westminster, it is a foreground feature and the aviary is seen against dense layers of mature trees. The multi-faceted metal mesh is perceived but given its transparent composition against the density of trees it is not clearly seen. The western tetrahedrons are the main conspicuous element of the aviary and provide an interesting angled form that complements the background skyline of the varied built environment that exists beyond Regent's Park.

The proposals would not alter the inherent structural form of the aviary. The main issue is whether the works are intrusive or create an unsightly appearance that detracts from the existing pleasing components of this protected view. The replacement mesh would not have an adverse impact on the transparency of the structure. The introduction of vertical poles and high level baskets are unlikely to be seen from Primrose Hill due to their slender proportions, in addition new trees are proposed to be introduced within the aviary thereby preserving the appearance and relationship with existing dense canopy in this view, therefore, the works would not have a harmful impact on Protected Vista 4A.2.

Animal and Educational buildings

Monkey House and high level tunnels

The new building measures approximately 20m length x 11m width x 4.8m internal height with a volume of 980m³, it is the shape of an elliptical dome with the interior utilising the gradient of the North Bank slope, it is located to the east of the grade II listed West Footbridge. The Monkey House is intercepted by a visitor corridor accessed via arched openings located on the east and western elevations of the structure on axis with the existing pedestrian pathway.

The Monkey House is connected to the aviary by two high level 30m length tunnels. The tunnels punctuate the metal mesh below the eastern pair of tetrahedrons. Within the aviary the tunnels are supported by vertical poles. Two tunnels are proposed to prevent a dominant monkey impeding access between the 2 structures.

The exterior of the Monkey House and tunnels both comprise of laminated bamboo lattice with a steel mesh interior lining. Full height bamboo divisions and clear glass windows separate the Monkey on-show areas and the visitor corridor.

The Monkey House will provide additional on-show exhibition space and off-show house areas for 20-30 individual Colobus monkeys.

Duiker House

The enclosure measures 2.9m length x 2.9m width x 2.5m height with a volume of 21m³ is located to the west of the aviary near the base of the structure adjacent to the canal towpath. The enclosure and open roof access tunnel measuring 7.5 metres are largely sunken into the slope of the bank. The enclosure would have the same open lattice roof structure. The animal building will provide off show housing for 2 Duiker antelopes.

Educational building

The existing site comprises of flat roof open timber structures with concrete floor and steps against a tall brick wall facing Prince Albert Road. The proposal seeks to remove the timber structures but retain the brickwork walls. The timber structures are of no architectural merit and their removal is not contentious in design terms.

The new Community/Education Centre measures 6.0m width x 30.0m length x 4.7m height, the building consists of an enclosed solid area with large window facing the aviary adjacent to an open sided pavilion, both parts are covered by a laminated bamboo gridshell with a translucent PTFE (Poly Tetra Fluro Ethlene) membrane to provide rain cover and shading. The roof is in the form of a shallow double curve with large curved and splayed east, south and west elevations.

The new building will also provide an area for community use as an integral part of the development works and to satisfy HLF funding for the project. It will be used for day visitors, live talks, a place to rest and provide space education space for the Discovery and Learning Team to deliver activities for Key Stage 3/4/5 children and young adults taking part in STEM (Science, technology, engineering and mathematics) activities.

Impact on the setting of the Grade II * Aviary

The new buildings are high in quality and architectural design. They are of their time and will continue to contribute to the pioneering architectural buildings that are prevalent in the zoo.

The consistent design of the new buildings groups these structures together as a contextual development that complements the iconic Snowdon Aviary. There are stark differences between the aviary and the new structures. However the new development reflects fundamental features of the aviary, for example a unique engaging design that fits the steep topography of the site and the use of an open weave lattice to create a lightweight appearance.

The extruded tunnels between the aviary and the Monkey House are playful and striking features that would impact on the setting of the aviary and the grade II listed West Footbridge. However, the tunnels are located at low level, away from the significant tetrahedrons and this reduces their visual impact on the cage. The monkey tunnels are located at high level above the bridge and would provide a new exciting feature for pedestrians below. The Monkey House is a fundamental part of the adaption of the Snowdon Aviary to accommodate Colobus monkeys and facilitate the continued use whilst improving visitor numbers to this neglected part of the Zoo.

The impact of the Monkey House and associated tunnels on the special interest, character, appearance and setting of the cage is therefore outweighed by the overwhelming benefit of repair, repurpose and continued use of the Snowdon Aviary and its removal from the Heritage at Risk Register.

The Duiker enclosure and tunnel are largely submerged and discreetly located in the North Bank with no adverse impact on the setting of the aviary. The Community/Education Centre would improve the appearance of this existing utilitarian space, the new building is detached and single storey and is thus considered to have no adverse impact on the setting of the aviary.

Impact on the setting of the Regent's Canal

The proposed development would introduce new buildings and structures within and adjacent to the aviary and the surrounding setting of the grade I/II STAR listed cage and grade II listed bridges. Within the Zoo boundary the character and appearance of the Regent's canal is different, there are an abundance of enclosures, cages and buildings that vary in architectural style and scale. The Monkey House would be a foreground feature when viewed from the listed bridges in the east and along the towpath however, given the low profile of the elliptical dome, simple form and subservient scale, the Monkey House would not detract from the dominant appearance of the aviary in this view. Furthermore, given the built context of the sloped embankments, the proposed development would not have a harmful impact on the character and appearance of this part of the Regent's Canal.

Impact on the setting of the Regent's Park Conservation Area

London Zoo is a unique part of the conservation area and the site of the Snowdon Aviary can be seen mainly from the canal and in longer views from the adjacent listed bridges leading to and from Regent's Park and in views along Prince Albert Road. There are limited oblique glimpses of the upper part of the Snowdon Aviary and the site of the new Monkey House from pedestrian pathways between the Outer Circle and Prince Albert Road in Regent's Park, the majority of the aviary and surrounding buildings are obscured by foreground trees and bushes. There are a wide variety of hedges, bushes and mature trees at various heights that exist as foreground features when viewed from Prince Albert Road. There are views of the site proposed for the new Monkey House from the road. However, the existing trees adjacent to the fence boundary and a brick work wall adjacent to the proposed new Community/ Education centre are retained, and the proposals would not detract from this lush view at the boundary of the conservation area. The new development is well within the built context of the zoo and would not harm the character, appearance or setting of Regent's Park Conservation Area.

Summary of design and conservation matters

The proposal would preserve the significance of the Snowdon Aviary whilst creating exciting new buildings within the zoo complex. Subject to conditions, requiring further design details, samples of materials and the removal and restoration of the Aviary as a complete development, the proposals are considered in accordance with DES 1, DES 5, DES 9, DES 10, DES 12, DES 13, DES 14, DES 15 of the adopted UDP 2007, S25, S26, S28, S35, (S36-SINC, S37-Blue Ribbon, S38-Biodiversity) With regards to the NPPF 2012 the proposal would not result in harm to any designated heritage assets and also offers the potential to sustain the optimum viable use of this unique listed building.

8.3 Residential Amenity

The character of the area and this part of Regent's Park Conservation Area is uniquely characterised by the Zoo and visibility of its exhibits and animals from surrounding public view points. It therefore follows that the sounds and noises associated with the animals is also part of the character of the area and it is not uncommon for animals to be heard outside of the Zoo. In the case of the application site, the Aviary currently houses birdlife and waterfowl, but will also house colobus monkeys and duikers. As such whilst the animal sounds and noises may differ, it is not considered to raise amenity issues for nearby residents in accordance with Policies ENV 6 and ENV 13 UDP and S29 of the City Plan.

8.4 Transportation/Parking/Waste

The proposal does not involve changes to visitor or staff parking or pedestrian access. The original submission made reference to a proposed new vehicular access gate located to the north east corner of the site. This was proposed to provide access to Prince Albert Road to facilitate construction works to this part of the Zoo and, post completion, to act as an additional vehicular access in the case of emergencies. However, minimal details of this element of the proposal have been provided (only a very indicative plan). It is therefore not possible to assess the acceptability of it at this stage. The London Borough of Camden has raised concern with respect to the potential impact on highways and pedestrian safety and request that details of visibility splays be provided and a road safety audit undertaken. In the absence of full details regarding the proposed vehicular access to Prince Albert Road and the objection raised, the applicant has, on officer's advice, withdrawn this element of the proposal from this application. It is however likely that they will in due course submit a stand-alone application for that proposal taking on board the concerns raised.

In terms of waste the proposal will connect into the Zoo's existing waste management processes. A dedicated area for waste to accommodate four 1100 litre bins and 2 palettes is proposed adjacent to the existing toilet block to the north east of the application site and is to be enclosed with fencing. Limited detail of the fencing has been provided at this stage and therefore full details are recommended to be sought by condition.

Waste and recycling associated with construction and demolition is dealt with under the Code of Construction Practice.

8.5 Economic Considerations

The applicant has indicated that the proposals are subject to Heritage Lottery Funding.

8.6 Access

The Aviary is to be adapted (new doors and widened internal platform) to provide access for all visitors including people with disabilities and mobility difficulties, which is welcome. The proposal will also improve visitor circulation within this part of the Zoo.

The acceptability of the proposed repurposing of the Aviary in terms of the health and safety of the general public is generally a matter for Environmental Health who enforce health and safety and also through the licensing of such uses.

8.7 Other UDP/Westminster Policy Considerations

Trees

The trees located within the Zoo are considered to be of considerable importance in terms of contributing to the character and appearance of the setting of the Zoo and its exhibits, its listed buildings, the Regent's Canal and the wider Regent's Park Conservation Area as well as providing screening and biodiversity benefits.

The proposed development would result in the removal of a number of trees from both within and adjacent to the Aviary. Within the Aviary nine trees are proposed to be removed a mixture of sycamore, laurel, poplar, crack and weeping willow as well as a group of laurel and portugese laurel. Outside of the Aviary, a rowen tree, a group of birch trees and a group of elder and laurel trees are also proposed to be removed to facilitate the proposed new monkey house and associated works.

Whilst the loss of these trees is regrettable, overall the loss is considered to be justified to aid the repurpose of the Aviary and use by monkeys, subject to suitable replacement trees and soft landscaping to provide mitigation and to ensure a naturalistic setting of the canal banks, and protection of the character of the conservation area and setting of listed buildings. Other trees within the vicinity of the proposed development which are proposed to be retained require protection from change in ground levels, foundations, hard landscaping.

Broad landscaping proposals have been provided, however firm detailed proposals for replacement trees and soft landscaping is crucial in this sensitive location. As such it is considered appropriate and necessary to recommend pre-commencement conditions to secure the appropriate level of detail and mitigation. With respect to the protection of a number of other trees within the vicinity, it is also considered critical to require appropriately detailed tree protection methodology and arboricultural supervision before any works are commenced to ensure these important trees are adequately protected.

Therefore, whilst the City Council's Arboricultural officer has raised concern with respect to the current submitted tree planting and soft landscaping scheme and the tree protection methodology, it is considered that these matters can be satisfactorily addressed by way of pre-commencement conditions in order to satisfy policies DES 1 (A), ENV 16 and ENV 17 of our UDP and S38 of our City Plan.

Biodiversity

The proposal seeks to minimise excavation and demolition as much as possible in order to minimise the impact of the proposal in environmental and biodiversity terms.

A Phase 1 Ecology survey report has been submitted in support of the proposals. The mature and semi-mature trees have the highest ecological value within the application site, due to their age and potential habitats for birds and bats.

The report indicates that whilst the Aviary structure itself is not suitable for roosting bats, three trees within the application site have features (rot holes) that roosting bats could use for shelter, a black poplar tree within the Aviary, and a Silver birch and weeping willow outside of the Aviary. Of these three trees, only the black poplar tree within the Aviary is proposed to be removed. As such a full bat survey of that tree is to be required to be undertaken by condition between May to August to determine the presence or otherwise of roosting bats. If roosting bats are found then Natural England must agree to the removal of the tree. Natural England have not currently made representation on the proposal, however any response from them will be reported verbally to Committee.

Bats are particularly sensitive to human activity due to the fact that they roost within buildings, trees and underground structures such as mines, and the availability of suitable roost sites is considered to be a key factor in the conservation of bats within the UK. As a consequence, all species of bat and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and under The Conservation of Habitats and Species Regulations 2010.

The trees and shrubs, particularly mature and semi-mature trees also offer potential nest sites for common bird species. Starlings, blackbirds, feral pigeon and rose-ringed parakeets were also observed during the survey. Starlings are listed as a priority under the UK Biodiversity Framework. Given the removal of trees that may provide nesting sites for birds, it is considered necessary to ensure that removal of trees is undertaken outside of bird breeding season.

In order to protect other biodiversity, it is considered appropriate to require existing brash and log piles that are necessary to be removed, to be removed by hand outside of the reptile hibernation period (avoiding October to March) and for the tall ruderal vegetation to be cut to ground level and the arisings removed prior to the commencement of works

In order to prevent the spread of Japanese Knotweed, a non-native and highly invasive plant species, the spread of which is prevented under the Wildlife and Countryside Act 1981 (as amended), it is considered necessary to impose a condition to require a small stand of Japanese knotweed *within* the south-eastern corner of the aviary to be removed before commencement of any works.

Whilst it is not currently proposed to illuminate the exhibits, external lighting needs to be minimised particularly along the canal to protect bat activity and details of lighting are therefore proposed to be required by condition.

Rather than impose a number of individual conditions to address the above matters, it is considered appropriate to require a single biodiversity document to cover the requirements. It is also recommended that this also require the applicant to provide details of bird and bat boxes to further encourage biodiversity.

Sustainability

The Zoological Society of London's (ZSL) ethos is to be sustainable in their new developments.

ZSL focuses in six priority areas to reduce their environmental impact; improving waste management, energy efficiency and encouraging renewable energy sources; reducing water use; using resources responsibly and encouraging sustainable procurement; improving training and awareness of sustainability, enhancing biodiversity on site.

Heating and comfort cooling within the Education Centre is proposed via an air source heat pump system. Heating within the Monkey House is limited to the keepers area only and will be via an electric predominantly radiant wall mounted heater. Electric heat lamps will be provided within the on-show area for the comfort of the primates during winter months. It is intended to use a mixed mode ventilation system within the education centre comprising natural supply air with mechanical extract air using a low carbon fan.

Low carbon energy lighting is proposed within the education centre and monkey house and externally for the walkway lighting. Control of the lighting will be from a mixture of time clock and motion detectors to ensure maximum energy saving is achieved.

Mains water points will be installed throughout. Localised hot water demand in the Keeper's Area will be met by local electric water heaters. A new water filtration and circulation system is proposed to serve the retained aviary pond and waterfall which is to be operated by an air source heat pump with low energy lighting.

Appropriate plant noise conditions are to be imposed to ensure the City Council's noise standards are met.

Archaeology

The site lies outside of the City Council's designated archaeological priority areas. However The Greater London Archaeological Advisory Service (GLAAS) (which provides archaeological advice to boroughs in accordance with the National Planning Policy Framework and GLAAS Charter) has indicated that the site lies in an area of archaeological interest.

The site of the early C19 London Zoo is within a Tier 3 Archaeological Priority Area 3:1: Regent's Park. Prehistoric animal bones, Roman coins and fragments of Roman pottery have been found in the park and historic research indicates the zoo lies on the location of the former Rugmore Deserted Medieval Village (1251-1535).

GLAAS advise that little evidence has been recorded of this medieval site with exception of Lynchets on nearby Primrose Hill. Following this, Regent's Park was established as a royal hunting park in 1541 by Henry VIII, known as Marylebone Park, until it became farmland to various landowners in the mid-17th century. The Park came back into crown ownership in the early C19 and was formerly landscaped and developed. It is nationally designated as Grade I on the Register of Historic Parks and Gardens and the zoo itself which opened in 1828 includes many various graded listed buildings of historic and architectural interest. The park was used extensively during both the First World War and during the Second World War for various operations and activities including barrage balloon emplacements, anti-glider trenches and allotments within the park.

GLAAS also advise that an appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. As such they request that the archaeological interest be conserved by a condition requiring a Written Scheme of Archaeological Investigation prior to commencement of any work.

Furthermore, GLAAS request an additional pre-commencement condition to require a Written Scheme of Historic Building Investigation and recording with respect to the built heritage asset.

8.8 London Plan

The application has been referred to the Mayor, given the nature of the application within Metropolitan open land and potential impact on a Strategic View. Any response will be reported verbally.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

The application is not EIA development. However the relevant environmental issues have been assessed throughout the report.

8.12 Other Issues

Construction impact

The applicant has indicated their intention to sign up to the City Council's Code of Construction Practice and it is therefore considered appropriate and necessary to impose a condition to require this. The code sets out the standards and procedures to which developers and contractors must adhere to when undertaking construction of major projects. This will assist with managing the environmental impacts and will identify the main responsibilities and requirements of developers and contractors in constructing their projects.

9. Conclusion

The proposed development is considered acceptable in land use, design and conservation, arboricultural and amenity terms and would accord with relevant policies in Westminster's City Plan: Strategic Policies and adopted UDP.

It is therefore recommended that conditional planning permission and conditional listed building consent be granted.

10. BACKGROUND PAPERS

1. Application form
2. Response from Historic England (Listed Builds/Con Areas), dated 3 July 2017
3. Response from Historic England (Archaeology) dated 30.06.2017
4. Response from Canal and River Trust dated 12.07.2017
5. Response from The Gardens Trust dated 17.07.2017
6. Response from the Regent's Park Conservation Area Advisory committee dated 30.07.2017
7. Response from London Borough of Camden dated 06.07.2017
8. Response from St John's Wood Society, dated 3 July 2017
9. Response from The St Marylebone Society, dated 11 July 2017
10. Memo from Arboricultural Officer dated 11.08.2017
11. Memo from Crime Prevention Design Officer 19.06.2017

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

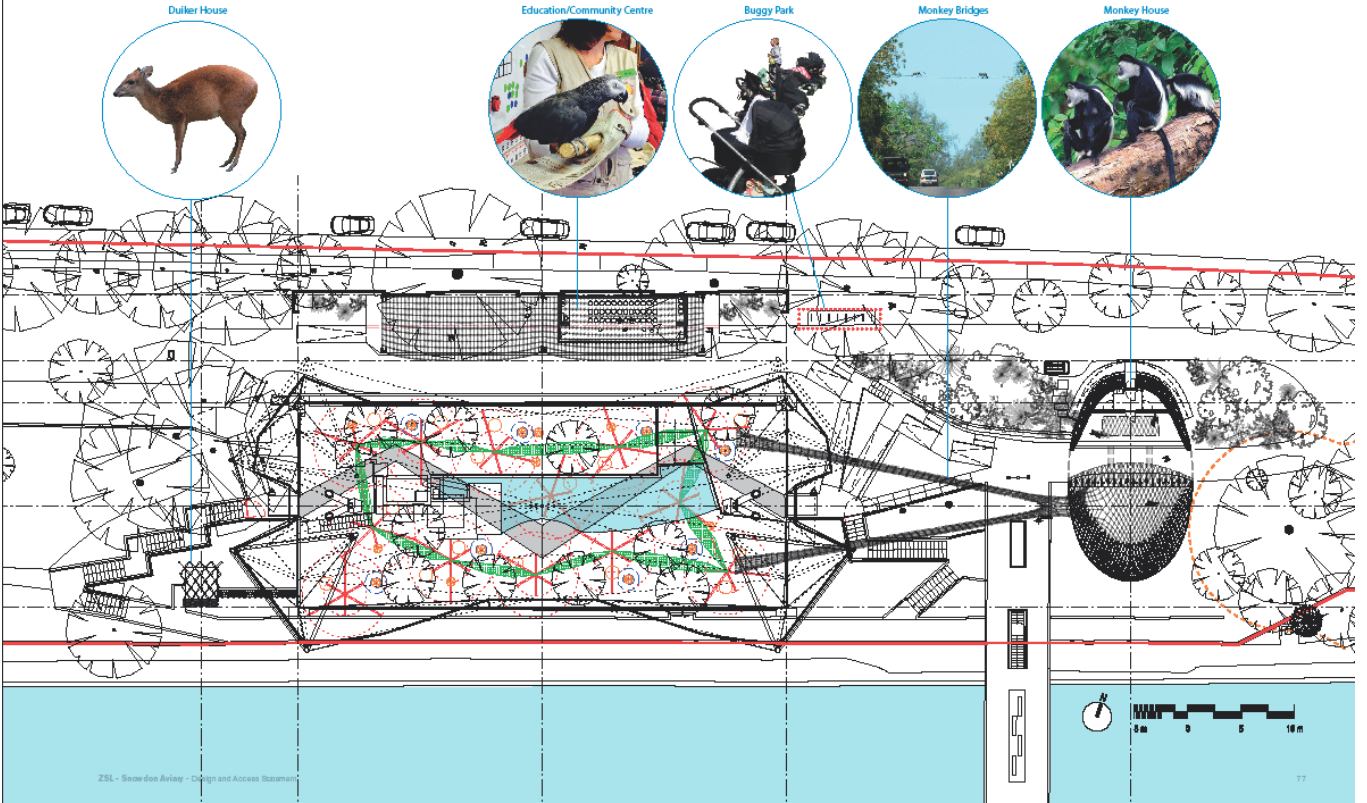
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk.

11. KEY DRAWINGS



6. Design and Accessibility
6.1 General Arrangement

Plan



DRAFT DECISION LETTER

Address: London Zoo , Outer Circle, Regents Park, London

Proposal: Replacement of metal mesh and door and restoration of the Snowdon Aviary to encompass additional animal species, apparatus and informal housing for aviary species, safety and access alterations to 'M' bridge, erection of new animal house annexes and links, replacement of concrete sheds with new education facilities, removal and replacement of trees and landscaping alterations including rain cover for pram storage area, installation of new gate for construction vehicles, together with demolition of north pheasantry aviaries and relandscaping.

Plan Nos: 2581-A-mp-011-00-01; 2581-A-mp-011-dm-01; 2581-A-mp-011-ex-01; 2581-A-mp-011-ld-01; 2581-A-mp-011-rf-01; 2581-A-mp-014-se-01; 2581-A-af-031-00-01; 2581-A-af-064-00-01; 2581-A-af-259-00-01; 2581-A-af-259-00-11; 2581-A-cc-031-00-0; 2581-A-cc-053-00-02; 2581-A-cc-053-ex-02; 2581-A-cc-064-00-01; 2581-A-dh-031-00-01; 2581-A-dh-053-00-01; 2581-A-dh-053-ex-01; 2581-A-mh-031-00-01; 2581-A-mh-053-00-01; 2581-A-mh-053-ex-01; 2581-A-mh-064-00-01; 2581-A-lo-011-00-01 (Site Location Plan). Application covering letter; cil_questions; Ecology Report; Environmental Performance Statement ; Images of Model; Snowdon Aviary - Conservation Plan; Snowdon Aviary - Heritage Statement; Snowdon-Aviary-View Arrival_from_the_bridge; Snowdon-Aviary-View-Community-Centre Snowdon-Aviary-View-Inside_the_Aviary; Snowdon-Aviary-View-Primrose_Hill; Snowdon-Aviary-View-Under_the_Monkey_bridge; Tree Report; Design and Access Statement; Planning Statement; Structural Survey; JLL.

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641 2929

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and

- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 4 You must apply to us for approval of samples of all proposed materials you will use, including;
 - a. Glazing
 - b. Laminated bamboo battens
 - c. Stainless steel mesh gauge
 - d. Stainless steel tension mesh
 - e. Terracotta pavers
 - f. Translucent membrane
 - g. Laminated bamboo planks
 - h. Steel plates
 - i. any other proposed materialsand elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 Prior to commencement of any works the following biodiversity/biodiversityrelated details must be submitted to us for approval:-
1. Details of Scheduling of the following works:-
 - a. Undertaking of bat survey of Black Poplar tree within Aviary (to take place between May and August)
 - b. Removal of Japanese knotweed prior to commencement of ground works
 - c. Tall Ruderal vegetation to be cut to ground level and the arisings removed prior to the commencement of works.
 - d. Removal of brash and log piles by hand (not to take place between October - March)
 - e. Removal of trees outside of bird breeding period (not to take place between March- August)
 2. Before the development is commenced and the removal of existing trees and in particular the Black poplar tree within the Aviary, which is identified in the Phase 1 Ecology survey as having a high potential as a bat roosting site, a further bat survey shall be carried out to determine the presence or otherwise of roosting bats. Details of this bat survey and results shall be submitted to and approved by the City Council in consultation with Natural England.
 3. Details of size, number and location of bird and bat boxes.
 4. Details of size, number and location of lighting including details of light spillage and associated impact on biodiversity assessment.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 6 You must apply to us for approval of the following:-
- a. Detailed drawings and method statement relating to the proposed tunnels including how they are to be attached to the Aviary and how they will be supported.
 - b. Detailed drawings (including annotation of materials) of the Covered Buggy park
 - c. Detailed drawings (including annotation of materials) of the proposed waste and recycling enclosure.
 - d. Detailed drawings (including annotation of materials) of the proposed lighting.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To protect the setting of the listed building and to make sure the development contributes to the character and appearance of the St Regent's Park Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 7 You must not carry out demolition/removal work unless it is part of the complete development of the site. You must carry out the demolition/removal and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character and appearance of the Regent's Park Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 8 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme :-

Omission of the vehicular access gate to Prince Albert Road.

You must then carry out the work according to the approved drawings. (C26UB)

Reason:

In the absence of details it is not possible to assess whether the proposal would be detrimental to pedestrian and highway safety as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 9 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees, the setting of the Grade II* listed structure and the character and appearance of this part of the Regent's Park Conservation Area and the biodiversity of the area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 10 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 5 years; of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To protect the trees, the setting of the Grade II* listed structure and the character and appearance of this part of the Regent's Park Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

11 (a) Pre Commencement Condition.

you must provide for our approval an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The site monitoring system should involve arboricultural supervision at critical periods and also periodic inspections to ensure that tree protection systems are installed, maintained and any procedures followed. You must not start work until we have approved what you have sent us.

(b) You must then carry out the arboricultural site supervision and development according to this approved scheme. You must provide written site supervision reports as detailed in part a) after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. You must send copied of each written site supervision record to us within five days of the site visit. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included.

(c) We must not allow visitors into the new structure until we have confirmed that you have carried out the arboricultural site supervision and tree protection according to this approval.

Reason:

To protect the trees, the setting of the Grade II* listed structure and the character and appearance of this part of the Regent's Park Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

12 r(1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at

a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 13 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the IN; use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain

tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the IN; use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

(a) The location of most affected noise sensitive receptor location and the most affected window of it;

(b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

(c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted

in conformity to BS 7445 in respect of measurement methodology and procedures;

(d) The lowest existing L A90, 15 mins measurement recorded under (c) above;

(e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;

(f) The proposed maximum noise level to be emitted by the activity.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in nearby noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 14 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 15 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is

included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 16 No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed work.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason:

Built heritage assets on this site will be affected by the development. The planning authority wishes to secure building recording in line with NPPF, and publication of results, in accordance with Section 12 of the NPPF and to protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further

guidance was offered to the applicant at the validation stage.

- 2 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Archaeological fieldwork would comprise a Watching Brief

A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

This should be undertaken in accordance with the historic buildings specialist contractor to record and analyse archaeological aspects of works to the listed historic structures of interest outlined in the Heritage Statement. In addition, the areas of ground reduction and proposed re-landscaping should be archaeologically monitored, as appropriate.

Historic Building Recording

Archaeological building recording is an investigation to establish the character, history, dating, form and development of a an historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

The historic building recording should be undertaken prior to and during the proposed works to at least HE Level 3-4 as appropriate, supplementing the historic plans and photographs already available.

DRAFT DECISION LETTER

Address: London Zoo , Outer Circle, Regents Park, London

Proposal: Replacement of metal mesh and door and restoration of the Snowdon Aviary to encompass additional animal species, apparatus and informal housing for aviary species, safety and DDA alterations to 'M' bridge, erection of new animal house annexes and links, replacement of concrete sheds with new education facilities, removal and replacement of trees and landscaping alterations including rain cover for pram storage area, installation of new 'out' gate for construction vehicles, together with demolition of north pheasantry aviaries and relandscaping. Linked to 17/04930/FULL

Plan Nos: 2581-A-mp-011-00-01; 2581-A-mp-011-dm-01; 2581-A-mp-011-ex-01; 2581-A-mp-011-ld-01; 2581-A-mp-011-rf-01; 2581-A-mp-014-se-01; 2581-A-af-031-00-01; 2581-A-af-064-00-01; 2581-A-af-259-00-01; 2581-A-af-259-00-11; 2581-A-cc-031-00-0; 2581-A-cc-053-00-02; 2581-A-cc-053-ex-02; 2581-A-cc-064-00-01; 2581-A-dh-031-00-01; 2581-A-dh-053-00-01; 2581-A-dh-053-ex-01; 2581-A-mh-031-00-01; 2581-A-mh-053-00-01; 2581-A-mh-053-ex-01; 2581-A-mh-064-00-01; 2581-A-lo-011-00-01 (Site Location Plan).Application covering letter; cil_questions; Ecology Report; Environmental Performance Statement ; Images of Model; Snowdon Aviary - Conservation Plan; Snowdon Aviary - Heritage Statement; Snowdon-Aviary-View Arrival_from_the_bridge; Snowdon-Aviary-View-Community-Centre Snowdon-Aviary-View-Inside_the_Aviary; Snowdon-Aviary-View-Primrose_Hill; Snowdon-Aviary-View-Under_the_Monkey_bridge; Tree Report; Design and Access Statement; Planning Statement; Structural Survey; JLL.

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641 2929

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must apply to us for approval of samples of all proposed materials you will use, including;
 - a. Glazing
 - b. Laminated bamboo battens
 - c. Stainless steel mesh gauge
 - d. Stainless steel tension mesh
 - e. Terracotta pavers
 - f. Translucent membrane

- g. Laminated bamboo planks
- h. Steel plates
- i. any other proposed materials

and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

Reason:

To maintain the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 3 You must apply to us for approval of the following:-

- a. Detailed drawings and method statement relating to the proposed tunnels including how they are to be attached to the Aviary and how they will be supported.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To maintain the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 4 You must not carry out demolition/removal work unless it is part of the complete development of the site. You must carry out the demolition/removal and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant

supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:
S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.