

Application ref: 2022/4768/P  
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Date: 22 February 2023

**Development Management**  
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Carbogno Ceneda Architects  
Angle House  
48a Antill Road  
London  
N15 4BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Barrie House**  
**29 St Edmund's Terrace**  
**London**  
**NW8 7QH**

Proposal:

Details of a piling method statement required by condition 25 of planning permission 2018/0645/P allowed on appeal (ref APP/X5210/W/19/3240401) dated 19/03/2020 for redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension to provide 9 self-contained residential flats.

Drawing Nos: 5295-P01; 5295-P02; 5295-P03; 5295-P04; 5295-P05; 5295-P10; 5295-P11; 5295-P12; 5295-P13; 5295-P14; 5295-P15; 5295-P16; 5295-P17; 5295-P18; 5295-P19; 5295-P20; 5295-P21; 5295-PM01; 5295-PSM01; 5295-PSM02; Covering letter prepared by Carbogno Ceneda Architects dated 31/10/2022; Piling and basement construction RAMS rev 00; Bearing Pile Schedule rev 00; Pile Wall and Bearing Pile Design Report rev 00; Pile Wall layout and basement construction sequencing drawings rev 00; Piling and basement construction RAMS rev 00; Secant pile wall schedule DFS221011-01 rev 00; Thames Water Impact Assessment rev 1 prepared by CGL dated October 2022; Thames Water Emergency Preparedness Plan prepared by CGL dated October 2022; Monitoring Movement and Contingency Plan prepared by CGL dated October 2022; Wall temporary propping scheme design report rev 00; Wall temporary propping scheme drawings rev 00; Correspondence with Thames Water email dated 24/10/2022.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 25 required a piling method statement to be submitted for approval and prepared in consultation with Thames Water.

A piling and basement construction method statement risk assessment method statement, including detailed piling design and calculations, structural drawings and correspondence with Thames Water, has been submitted to discharge this condition. The information has been reviewed by Thames Water who has confirmed that the information is acceptable and that condition 25 can be discharged. The proposed details would ensure the development safeguards existing below-ground public utility infrastructure and controlled waters.

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 details are in accordance with the requirements of policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

2 You are advised that Thames Water have reviewed the information provided and agree to discharge Condition 25. This is based on the understanding that piling/demolition works are carried out in accordance with Thames Water Letter Ref X2039/1807v1. Please advise Thames Water if these plans change so that they can re-assess the risk to their assets.

Demolition, piling and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

Plans of Thames Water apparatus can be obtained through their website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk).

Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) with email subject FAO Asset Protection Team). Please use the following reference in all future correspondence: DTS 57191.

3 You are reminded that Condition 4 (sample of materials); Condition 7 (obscure glazing); Condition 24 (PV cells); Condition 31 (boundary treatment); Condition 33 (waste storage); Condition 34 (acoustic isolation) of planning permission 2018/0645/P dated 19/03/2020 allowed at appeal (ref APP/X5210/W/19/3240401) are outstanding and require details to be submitted and approved.

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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer