

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

On the property known as

The Queens,
49 Regent's Park Road,
Primrose Hill, London, NW1 8XD

For

Young & Co.'s Brewery PLC
Copper House, 5 Garratt Lane
Wandsworth, London
SW18 4AQ



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Biodiversity Net Gain Exemption Statement

Introduction

Belton Surveying has been instructed to compile this statement to accompany the full plans planning application on behalf of the Applicant, **Young and Co's Brewery PLC** for the proposal of installing Solar Photovoltaics (SPV) panels at the site known as **The Queens, 49 Regents Park, Primrose Hill, London, NW1 8XD** to the pitched roofs of the site.

The application is to be submitted to the London Borough of Camden Planning Authority.

Description of Asset

The orientation of the primary front entrance faces in a westerly direction and the topography of the site is predominantly level.

Investigations undertaken with English Heritage listed building register and Camden Council local planning authority (LPA) archives revealed the property to have no listed status and falls within Primrose Hill Conservation Area. Further assessment of the proposed SPV system is likely to be required to confirm if local planning authority approvals are required.

Description of Proposal

The proposals are minor in nature, the proposed works include the installation of 11 solar panels on the roof to the front and rear elevations but behind the parapet walling. The panels will be mounted in line with the pitch of the existing roof to minimise their impact on the visual appearance of the existing building. It is the applicant's view that the proposals will not impact the special character and appearance of the building and its surrounding areas.

Exemption Statement

We believe that the application is exempt from Biodiversity Net Gain as the development will not impact any priority habitat.

The application is not likely to have a negative impact on habitat outside of the boundary of the site.

The impact on the conservation area would be in the Agents view is minimal and does not detract from the asset and its surrounding area and appearance of the Conservation Area.