

Montagu Evans
Clarges House
6-12 Clarges Street
London
W1J 8HB

Application Ref: **2011/0919/P**
Please ask for: **Gavin Sexton**
Telephone: 020 7974 **3231**

3 October 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**Land North of St Edmund's Terrace
Primrose Hill
London
NW8 7QU**

Proposal:

Erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 40 (32 private and 8 affordable) residential units (Use Class C3) and erection of 2 storey dwelling with basement (Use Class C3), following demolition of existing 8 flats and 2 houses.

Drawing Nos: Air Quality Assessment WSP Feb 2011; Arboricultural Report by DPA Feb 2011; Ecology Report by URS Issue 1 Feb 2011; Bat Survey Report by URS Issue 1 Oct 2010; Code for Sustainable Homes Ecology Report Issue 1 Feb 2011; Landscape Design Statement by SCAPE Feb 2011 including Landscape Masterplan 230-SK-101; Response to BIA Screening Flowcharts by Fluid Structures April 2011; Letter from Tony Clothier (Water Environment Ltd) dated 28th April 2011;

P_00_G100_003A;	P_00_JA12_001A;	P_00_JA12_002A;	E_S_G100_001A;
E_N_G100_001A;	E_E_G100_001A;	E_W_G100_001A;	E_S_G100_002A;
E_N_G100_002A;	E_E_G100_002A;	E_W_G100_002A;	S_AA_G100_001A;
S_BB_G100_001A;	S_AA_G100_002A;	S_BB_G100_002A;	P_00_G200_001B;



P_01_G200_001B; P_02_G200_001B; P_03_G200_001B; P_04_G200_001A;
 P_05_G200_001A; P_RF_G200_001A; P_B1_G200_001A; P_B2_G200_001A;
 P_00_G200_002B; P_01_G200_002B; P_02_G200_002B; P_03_G200_002B;
 P_04_G200_002A; P_05_G200_002A; P_RF_G200_002A; P_B1_G200_002B;
 P_B2_G200_002A; E_S_G200_001B; E_N_G200_001A; E_E_G200_001B;
 E_W_G200_001A; E_S_G200_002B; E_N_G200_002A; E_E_G200_002B;
 E_W_G200_002A; S_AA_G200_001A; S_BB_G200_001A; S_CC_G200_001A;
 S_DD_G200_001A; S_AA_G200_002A; S_BB_G200_002A; S_CC_G200_002A;
 S_DD_G200_002A; S_EE_G200_002A; S_FF_G200_002A; B1_P_00_G200_001B;
 B1_P_01_G200_001B; B1_P_02_G200_001B; B1_P_04_G200_001A;
 B1_P_05_G200_001A; B2_P_00_G200_001A; B2_P_01_G200_001A;
 B2_P_02_G200_001A; B2_P_04_G200_001A; B2_P_05_G200_001A;
 B3_P_B1_G200_001A; B3_P_00_G200_001A; B3_P_01_G200_001A;
 B3_P_02_G200_001A; B3_P_03_G200_001A; B3_P_04_G200_001A;
 B1_E_S_G200_001B; B1_E_N_G200_001A; B1_E_E_G200_001B;
 B1_E_W_G200_001A; B2_E_S_G200_001A; B2_E_N_G200_001A;
 B2_E_E_G200_001A; B2_E_W_G200_001A; B3_E_S_G200_001B;
 B3_E_N_G200_001B; B3_E_E_G200_001B; B3_E_W_G200_001B;
 TH_P_B1_G200_001A; TH_P_00_G200_001A; TH_P_01_G200_001A;
 TH_E_AL_G200_001A; D_AL_G251_001A; P_AL_D811_001A;
 B2_P_00_D811_01_001A ; B2_P_01_D811_02_001A ; B1_P_03_D811_03_001A;
 B3_P_02_D811_04_001A; P_AL_JC20_00; P_B1_G200_003A; P_AL_JC20_002 rev A;
 Structural Concept report by Fluid Structures Feb 2011; Energy Strategy Report by RES
 14/02/2011; Code for Sustainable Homes pre-assessment report by RES 14/02/2011;
 Highways Statement by TPP Consulting Feb 2011; Historic Environment Assessment Feb
 2011; Noise Survey & Plant Information by Sandy Brown LLP; Daylight and Sunlight report
 by GIA Feb 2011; Report on Soil Investigation by ESG Feb 2011;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Detailed drawings and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external windows and doors at a scale of 1:10 with typical glazing bar details at 1:1.

b) Typical details of new railings and balustrade at a scale of 1:10, with finials at 1:1, including method of fixing.

c)) Samples and manufacturer's details of new facing materials including windows and door frames, glazing, balconies, balustrades, natural stone and metal cladding with a full scale sample panel of all stone facing finishes of no less than 1m by 1m including junction with window opening demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 4 A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The development shall not be carried out otherwise than in accordance with details thus approved and the sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 All hard and soft landscaping works shall be carried out to a reasonable standard in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Details shall be submitted to and approved by the Council before works commence on site to demonstrate how trees to be retained shall be protected during construction work: such details shall follow guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction".

Reason: To ensure that the Council may be satisfied that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Before the use commences, an acoustic report, prepared by a suitably qualified professional, detailing any plant with an external breakout and demonstrating how the Council's noise requirements (as set out in condition 8) will be met, shall be submitted to and approved by the Council in writing. The plant shall be provided

with the necessary acoustic isolation and sound attenuation as recommended in the acoustic report and shall be maintained in accordance with the manufacturer's specifications. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the nearby premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to commencement on the relevant part of the development hereby approved details of all external lighting to include location, design, specification, fittings and fixtures (including means of reducing light spillage) shall be submitted to and approved in writing by the local planning authority. The building shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to conserve biodiversity by minimise light pollution in accordance with the requirements of policies CS14, CS15 of the London Borough of Camden LDF Core Strategy and DP24 of the London Borough of Camden LDF Development Policies.

- 11 Prior to first occupation of the development a management scheme for ensuring that the front driveways shall be used for the purposes of servicing and drop-off/pick-up only and shall be maintained free of parked vehicles or other obstruction, shall be submitted to and approved by the Council in writing. The development shall thereafter not be occupied other than in complete accordance with the measures recommended in the approved scheme.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways and pedestrian safety in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:

P_00_G100_003A; P_00_JA12_001A; P_00_JA12_002A; E_S_G100_001A; E_N_G100_001A; E_E_G100_001A; E_W_G100_001A; E_S_G100_002A; E_N_G100_002A; E_E_G100_002A; E_W_G100_002A; S_AA_G100_001A; S_BB_G100_001A; S_AA_G100_002A; S_BB_G100_002A; P_00_G200_001B; P_01_G200_001B; P_02_G200_001B; P_03_G200_001B; P_04_G200_001A; P_05_G200_001A; P_RF_G200_001A; P_B1_G200_001A; P_B2_G200_001A; P_00_G200_002B; P_01_G200_002B; P_02_G200_002B; P_03_G200_002B; P_04_G200_002A; P_05_G200_002A; P_RF_G200_002A; P_B1_G200_002B; P_B2_G200_002A; E_S_G200_001B; E_N_G200_001A; E_E_G200_001B; E_W_G200_001A; E_S_G200_002B; E_N_G200_002A; E_E_G200_002B;

E_W_G200_002A; S_AA_G200_001A; S_BB_G200_001A; S_CC_G200_001A; S_DD_G200_001A; S_AA_G200_002A; S_BB_G200_002A; S_CC_G200_002A; S_DD_G200_002A; S_EE_G200_002A; S_FF_G200_002A; B1_P_00_G200_001B; B1_P_01_G200_001B; B1_P_02_G200_001B; B1_P_04_G200_001A; B1_P_05_G200_001A; B2_P_00_G200_001A; B2_P_01_G200_001A; B2_P_02_G200_001A; B2_P_04_G200_001A; B2_P_05_G200_001A; B3_P_B1_G200_001A; B3_P_00_G200_001A; B3_P_01_G200_001A; B3_P_02_G200_001A; B3_P_03_G200_001A; B3_P_04_G200_001A; B1_E_S_G200_001B; B1_E_N_G200_001A; B1_E_E_G200_001B; B1_E_W_G200_001A; B2_E_S_G200_001A; B2_E_N_G200_001A; B2_E_E_G200_001A; B2_E_W_G200_001A; B3_E_S_G200_001B; B3_E_N_G200_001B; B3_E_E_G200_001B; B3_E_W_G200_001B; TH_P_B1_G200_001A; TH_P_00_G200_001A; TH_P_01_G200_001A; TH_E_AL_G200_001A; D_AL_G251_001A; P_AL_D811_001A; B2_P_00_D811_01_001A ; B2_P_01_D811_02_001A ; B1_P_03_D811_03_001A; B3_P_02_D811_04_001A; P_AL_JC20_00; P_AL_JC20_002 rev A; P_B1_G200_003A; Structural Concept report by Fluid Structures Feb 2011; Energy Strategy Report by RES 14/02/2011; Code for Sustainable Homes pre-assessment report by RES 14/02/2011; Highways Statement by TPP Consulting Feb 2011; Historic Environment Assessment Feb 2011; Noise Survey & Plant Information by Sandy Brown LLP; Daylight and Sunlight report by GIA Feb 2011; Report on Soil Investigation by ESG Feb 2011; Air Quality Assessment WSP Feb 2011; Arboricultural Report by DPA Feb 2011; Ecology Report by URS Issue 1 Feb 2011; Bat Survey Report by URS Issue 1 Oct 2010; Code for Sustainable Homes Ecology Report Issue 1 Feb 2011; Landscape Design Statement by SCAPE Feb 2011 including Landscape Masterplan 230-SK-101; Response to BIA Screening Flowcharts by Fluid Structures April 2011; Letter from Tony Clothier (Water Environment Ltd) dated 28th April 2011;

Reason:

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

- 13 Prior to commencement on the relevant part of the development a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason:

To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate

professional body has been appointed to inspect, approve and monitor the critical elements of the basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. The appointment shall be confirmed in writing to the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Prior to occupation of the relevant units, all glazing to bathrooms on the East elevation of Block 1, East and West elevations of Block 2 and West elevation of Block 3 shall be fitted with obscure glazing and fixed shut to a height of 1.8 metres. Such measures shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of residential premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to occupation of the relevant units, details of privacy screening to the relevant East facing windows of ground floor units of Block 1 and West facing windows of ground floor units to Block 2 shall be submitted to and approved by the Council. Such measures shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of residential premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 The lifetime homes features and facilities and 10% wheelchair units, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units and shall be permanently maintained and retained thereafter.

Reason: To ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Prior to occupation of Block 1 the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and

retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 19 Prior to occupation of Blocks 2 and 3 the basement refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 20 Prior to occupation of the Gate House the refuse and recycling storage facilities intended for its occupiers as shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS18 of the London Borough of Camden LDF Core Strategy and DP26 of the London Borough of Camden LDF Development Policies.

- 21 Prior to occupation of Block 1 hereby approved the proposed cycle storage area at ground floor level as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of DP17 and DP18 of the London Borough of Camden LDF Development Policies.

- 22 Prior to occupation of Blocks 2 and 3 hereby approved the proposed cycle storage area at basement level as shown on the drawings hereby approved shall be provided in their entirety and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of DP17 and DP18 of the London Borough of Camden LDF Development Policies.

- 23 Prior to commencement of development details of a sustainable urban drainage system (to show 50% attenuation of all runoff) shall be submitted to and approved by the local planning authority and such system shall be implemented as part of the development and thereafter retained and maintained .

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core

Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 24 Prior to occupation of the development, the recommendations and measures to protect and enhance biodiversity and ecology on the site as set out in the two ecology reports hereby approved, shall be implemented and thereafter retained and maintained.

Reason:

To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting planning permission/conservation area consent/listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy with particular regard to CS1 Distribution of growth, CS4 Areas of more limited change, CS5 Managing impact of growth, CS6 Providing quality homes, CS11 Sustainable travel, CS13 Tackling climate change, CS14 High quality places and conserving heritage, CS15 Parks, open spaces and biodiversity, CS16 Health and wellbeing, CS17 Safer places, CS18 Waste and recycling, and CS19 Delivering and monitoring the Core Strategy and with the London Borough of Camden Local Development Framework Development Policies with particular regard to DP1 Mixed use development, DP2 Making full use of housing capacity, DP3 Affordable housing, DP5 Homes of different sizes, DP6 Lifetime homes and wheelchair housing, DP16 Transport implications of development, DP17 Walking, cycling and public transport, DP18 Parking standards, DP19 Impact of parking, DP20 Movement of goods and materials, DP21 Highway network, DP22 Promoting sustainable design and construction, DP23 Water, DP24 High quality design, DP26 Impact on occupiers and neighbours, DP27 Basements and lightwells, DP28 Noise and vibration, DP29 Improving access, DP31 Open space and outdoor recreation and DP32 Air quality and clear zone. Furthermore the proposal accords with the specific policy requirements in respect of the following principal considerations: The demolition of the existing buildings is considered acceptable. The proposed residential buildings are considered to be of an acceptable height, bulk and design and provide a suitable mix of residential units of different sizes and tenures. The buildings would protect the character, appearance and setting of Primrose Hill and the local views from within it. The proposed buildings would have an acceptable impact on the residential amenity of existing neighbours.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape,

access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

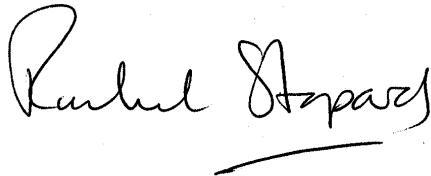
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 6 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up to date ecological information and this will help in future decision making
- 7 Thames Water has advised that with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. If you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (0845 850 2777).
- 8 Thames Water have advised that they aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. You are advised that you should take account of this minimum pressure in the design of the proposed development.
- 9 Thames Water has advised that there is a water main crossing the development site which may need to be diverted at your cost. Please contact Thames Water

Developer Services for further information.

- 10 Thames Water advised that there are large water mains adjacent to the proposed development. Thames Water will not allow any building to be constructed within 5m of the mains. Thames Water will require 24 hour access for maintenance purposes.
- 11 You are advised that a Natural England European Protected Species (EPS) Licence will need to be gained in order to move the existing bat roosts from the site. This licence will need to be secured prior to any works including demolition on site.
- 12 Thames Water has advised that you should incorporate a non-return valve or other suitable device to avoid the risk of backflow at a later stage, on the assumption that the sewerage network may surcharge to ground level during a storm.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.