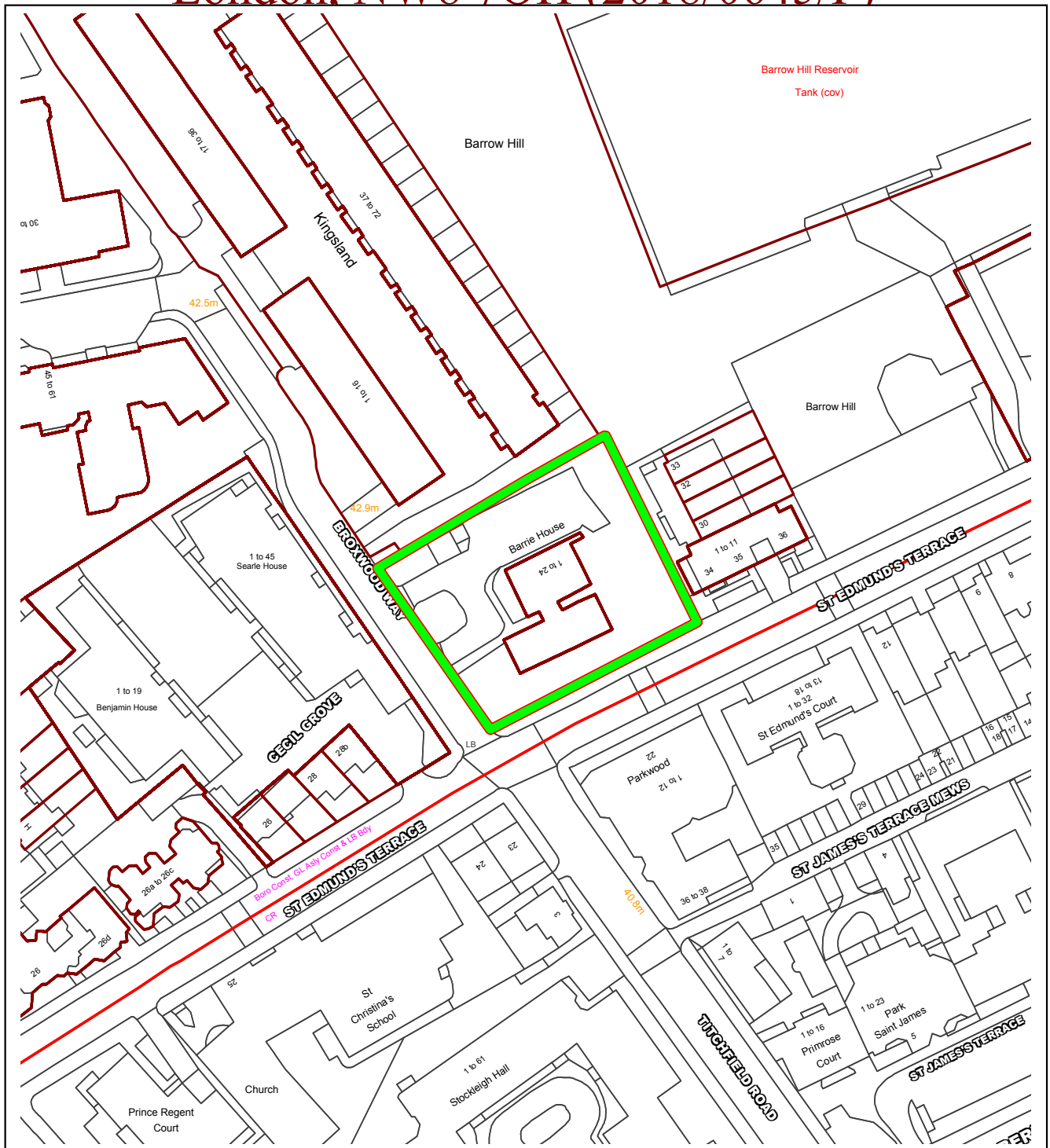


Barrie House, 29 St Edmunds Terrace, London, NW8 7OH (2018/0645/P)



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2: Site photos

Barrie House, 29 St Edmunds Terrace, London, NW8 7QH



Front elevation of Barrie House from the front entrance area



Front elevation of Barrie House from Broxwood Way



Existing car parking area to the northern side of Barrie House with nos. 32 and 33 St Edmunds Terrace beyond



View of Barrie House and sloping front planted area from St Edmunds Terrace



View of Kingsland from an upper floor flat in the southern block of Barrie House



View of northern elevation of Barrie House from Kingsland Estate



View of the western front elevation of Kingsland that lies to the north of the site



An example of one of the internal layouts of the flats in Barrie House in the open plan living room dining area showing the side window



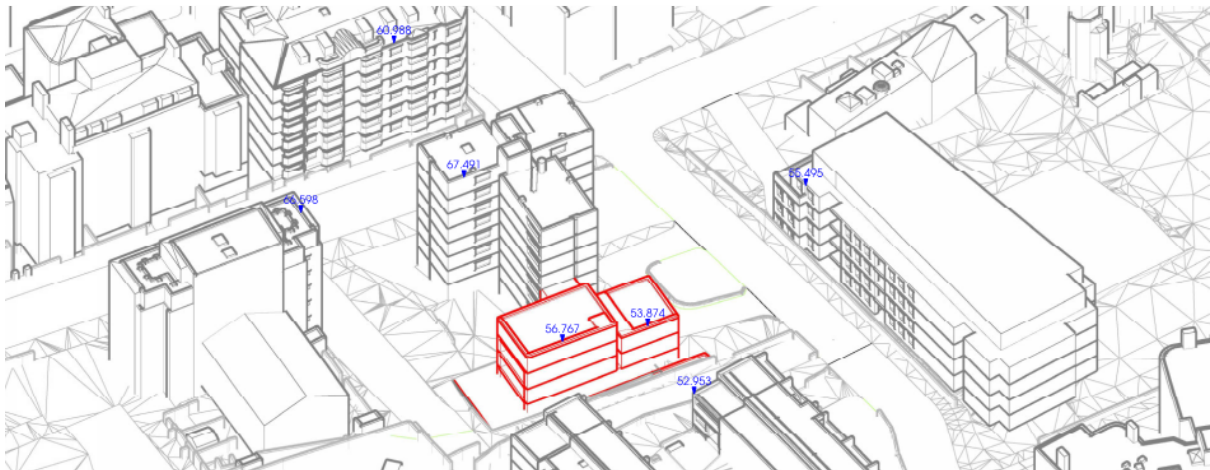
Existing site plan (Porters Lodge in green to be demolished)



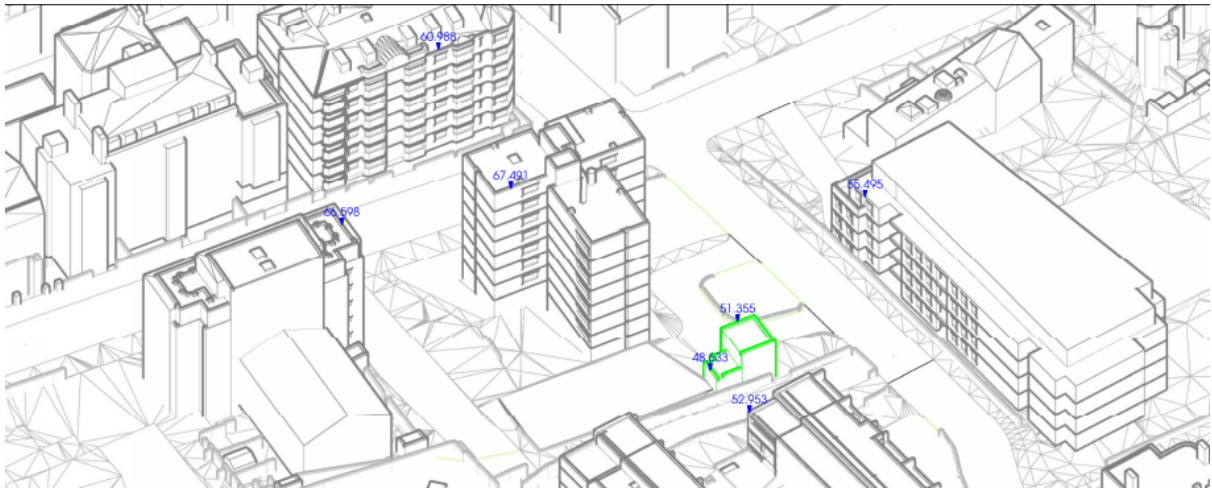
Proposed site plan (new extension in red)



3D Context Existing View (View from the north)



3D Context Proposed View (View from the north)



3D context view from the north (existing)



3D context view from the north (proposed)

| | | | | | |
|--|----------------------------|---|-------------------------------------|--------------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 03/04/2018 |
| | | N/A | | Consultation Expiry Date: | 11/11/2018 |
| Officer | | | Application Number(s) | | |
| Elaine Quigley | | | 2018/0645/P | | |
| Application Address | | | Drawing Numbers | | |
| Barrie House 29 St Edmund's Terrace London NW8 7QH | | | See draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (7 x 2 bed and 2 x 3 bed units), cycle parking, refuse and recycling stores, hard and soft landscaping (including new boundary wall along Broxwood Way) and relocated off-street car parking spaces. | | | | | |
| Recommendation(s): | | Grant conditional planning permission subject to s106 legal agreement | | | |
| Application Type: | | Full Planning Permission | | | |

| | | | | | | |
|------------------------------------|---|--|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | | | No. of responses | 23 | No. of objections | 23 |
| | | | No. Electronic | 23 | | |
| Summary of consultation responses: | Site notices were displayed on 09/02/2018 (expired 02/03/2018) outside the application site on the corner of St Edmund's Terrace and Broxwood Way. The Statement of Community Involvement (July 2016) does not quantify the number of site notices that should be displayed. It does state that one or more site notices may be displayed depending on the size and location of the proposed development. Following discussions with local residents about the number of site notices that had been displayed, as a matter of courtesy and to ensure effective community engagement in the planning process, further site notices were displayed on 16/03/2018 (expired 06/04/2018) and 20/04/2018 (expired 11/05/2018) outside nos. 32, 34 and 35 St Edmunds Terrace (Regent's Heights), 30 St Edmund's Terrace and 3 notices around Kingsland Estate, Broxwood Way (northern, southern and western entrances). The application was also advertised in the local press in the Ham and High on 22/02/2018 (expired 15/03/2018). | | | | | |
| | 23 letters have been received from local residents at the addresses identified below raising the following concerns: <u>Barrie House</u> - Flat 2, Flat 3 (x 2), Flat 4, Flat 5, Flat 7, Flat 8, Flat 10, Flat 11, Flat 12, Flat 14, Flat 16, Flat 17, Flat 19, Flat 20, Flat 21, Flat 22, Flat 26 <u>Kingsland</u> - Flat 9 Kingsland, Broxwood Way They are raising the following concerns: Original scheme <u>Management of the application</u> <ul style="list-style-type: none">No communication or update from either the Council or the Freeholder on the application <i>Officer's response: Refer to section 4 Consultation and procedure</i>No proper pre-consultation meetings or attempts to constructively engage or to consider feedback from the residents in Barrie House <i>Officer's response: Refer to section 4 Consultation and procedure</i>Only advised about the application by site notice which provided no useful details <i>Officer's response: The site notice includes the description of development and the reference number of the application. The details of the proposal are available to view online in the existing and proposed drawings as well as the supporting documents</i>Technical documents that are difficult for local residents to comprehend particularly elderly residents which is not a fair approach to engage with residents or gauge the impact of this development <i>Officer's response: Due to the site constraints associated with the site the submitted technical documents are required in line with the</i> | | | | | |

Council's Local Area requirements (LARS)

- No communication from the Freeholder with the leaseholders of Barrie House

Officer's response: see section 4 Consultation and procedure

- We ask the Council to be fair and transparent and work towards the benefit of all the stakeholders involved (including the residents and neighbours and not just the freeholder). We ask that a meeting be arranged at the Council, with MP's councillors and affected residents / neighbours attending so that matters of key importance in this application are properly discussed and addressed.

Officer's response: The case officer visited several properties within Barrie House on 29th November 2018 to understand the concerns raised about the proposal.

Disputed information in freeholders response

- No consultation from the freeholder. The meeting on 01/12/2017 was a meeting about heating and service charges in the block. As part of this the managing agents served a planning application to a small group

Officer's response: Refer to section 4 Consultation and procedure

- Many residents of Barrie House were unaware of the alleged consultation

Officer's response: Refer to section 4 Consultation and procedure

Density

- The proposed development exceeds the London Plan housing density. The density limit should not be waived because St Edmund's Terrace is already over-developed with this single street having 74 additional units built or in construction in the past few years

Officer's response: Refer to section 6 Density

- The Planning Statement is factually incorrect regarding density. There are 24 units in existing Barrie House, not the 16 units quoted in the Planning Statement. Barrie House is in PTAL zone 1B. The map supplied in Appendix A of the Transport Assessment has the marker incorrectly placed in a PTAL zone 2 area. The proposal creates a density of 145.5 units/ha which exceeds the maximum of either 95 units/ha (for urban classification) or 110 units/ha (central classification) for PTAL 1B as specified in the London Plan

Officer's response: Refer to section 6 Density

- Density should be seen in the context of recent developments in St Edmunds Terrace with 64 units constructed in neighbouring Searle Court (formerly Guinness Court), 1 additional unit in Regent's Gate, 36 units built at 40-49 St Edmund's Terrace adjacent to Primrose Hill and the current construction of 9 units at 4-6 St Edmund's Terrace. The only nearby bus route (route 274) ceased to run a 24 hour service

Officer's response: Refer to section 6 Density

- Overcrowding

Officer's response: Refer to section 6 Density

- Development is not brownfield – garden space would be taken up for

the relocation of 10 parking space, movement of the driveway and path, provision of a new stairway to new cycle storage, new area for refuse

Officer's response: Refer to section 9 Design

Affordable housing

- The building is a means on affordable housing at the detriment of the current residents. This is not central governments vision for equality.

Officer's response: Refer to section 8 Affordable housing

- It is wrong that the development of an extra 9 dwellings to the current 24 dwellings does not consist of affordable housing but instead a payment in lieu is being made. A more constructive matrix would be considered and should look at the development site as a whole and proportion of this should be affordable – 6 units. This would fit with the adjacent Kingsland Estate that has proven to be a good model of social housing and light social architecture in the vain of other Camden blocks (e.g. Brunswick Estate)

Officer's response: Refer to section 8 Affordable housing

Mass and height

- The new building will have too high a massing being 4/5 storeys in bulk and less than 2.5m from our flats. The building reduces the breathing space between existing large buildings.

Officer's response: Refer to section 9 Design

Design

- The design does not seem to take into account the colour of the banding structure wither of Barrie House or the Kingsland Estate

Officer's response: Refer to section 9 Design

Amenity (Daylight and sunlight)

- Proposal has serious property law implications which need to be addressed. The proposed development will mean a loss of existing window for a 3 bed apartment holders. Also the conversion from a triple aspect to a double aspect apartment (which was the primary feature to many buying these flats) causes loss of daylight – this has not been accurately assessed in the report from the Freeholder. Have the apartment owners agreed to this? Could a freeholder unilaterally make changes that impinge on the leaseholders apartments?

Officer's response: Refer to section 11 Neighbouring amenity

- The proposal will have a detrimental impact on noise, light and privacy for our flats

Officer's response: Refer to section 11 Neighbouring amenity

- The daylight assessment appears to have neglected the small windows on the north side of Barrie House that are closest to the new development

Officer's response: Refer to section 11 Neighbouring amenity

- The light impact assessment appears to be incorrect. There is substantially more impact and loss of light in our opinion than has been calculated here and we would urge for an independent assessor

Officer's response: Refer to section 11 Neighbouring amenity

Amenity (Outlook)

- The 3 bed flats will lose their triple aspect outlook completely, which is a feature of the 1960's flats and one of the most appealing reasons they were purchased

Officer's response: Refer to section 11 Neighbouring amenity

- The proposal will create an excessive sense of enclosure and removes the breathing gap between Barrie House and Kingsland

Officer's response: Refer to section 9 Design

Amenity (Loss of privacy)

- The proposed development is over-bearing being 3 and 4 storey's in height, but situated less than 2.5m away from the existing Barrie House. The new flats in the proposed development will overlook directly into my living room and kitchen windows, thus violating privacy

Officer's response: Refer to section 11 Neighbouring amenity

Amenity (Views)

- The 3 bed flats will lose their views from loss of a whole angle of view.

Officer's response: Refer to section 11 Neighbouring amenity

Loss of garden

- The development is not 'brownfield'. Garden space will be taken up for the relocation of 10 parking spaces, movement of the driveway and path, provision of a new stairway to new cycle storage, new area for refuse and new short-term cycle parking

Officer's response: Refer to section 9 Design

Noise

- The acoustic report says that noise reduction is likely to be required for air conditioning plant, but there are very few details in the application. The proposed rooftop plant is very close to the existing flats in Barrie House.

Officer's response: Refer to section 11 Neighbouring amenity

- The proposal will add noise and disturbance (from high density, over development and the provision of outdoor terraces) and adversely affects the residential amenity of current owners. No account has been taken of the noise reflected back to the existing flats by the construction of a 3-4 storey wall in close proximity.

Officer's response: Refer to section 11 Neighbouring amenity

- The proposal will impact on the peaceful enjoyment of our homes

Officer's response: Refer to section 11 Neighbouring amenity

- Disruption, noise and mess caused by the suggested new building will cause local extreme distress to elderly residents.

Officer's response: Refer to section 11 Neighbouring amenity

- Loss of light to drawing room and views from some of the flats in Barrie House

Officer's response: Refer to section 11 Neighbouring amenity

Basement works

- The BIA (V2 Campbell Reith) mentions the "potential sensitivity of a

1950's framed structure to ground movements" along with damage to existing flats being estimated in category 1. We do not wish to be exposed to this damage or the risks from construction of a basement underneath and beside the existing multi-storey building
Officer's response: Refer to section 10 Basement works

- The ground under the existing Barrie House shows a potential for vertical movement in Fig. 18 of the BIA. However only damage to properties in Kingsland has been assessed. Fig 18 fails to show the position of most of the foundation pads for Barrie House, even though they are evident in Figs 2 and 17. Barrie House is an 8 storey building supported on these pads, not piles, so ground movements are important and their impact should be assessed.

Officer's response: Refer to section 10 Basement works

- There are large water pipes passing under Barrie House from the Barrow Hill Reservoir which has been leaking water into the grounds for many years. Any new building work/ basement may aggravate the situation. We are not sure if a proper assessment has been made and whether Thames Water has been consulted.

Officer's response: Refer to section 10 Basement works and section 15 Flood risk and drainage

- No Basement Impact Assessment submitted for the existing Barrie House

Officer's response: Refer to section 10 Basement works

Parking

- The freeholder has ignored the vital issue of parking; especially given the health of many who rely on their own transport. Only one flat has a space sold as part of the property. There are many in the block reliant on their cars who will lose parking; not everyone can use public transport

Officer's response: Refer to section 13 Transport

- Currently 10 off-street spaces are used by 24 existing flats. After the proposed development, there will be 10 spaces and 33 flats. This is likely to displace existing residents to on-street spaces. Only the north side of St Edmund's Terrace is in Camden and only St Edmunds Terrace itself is available for residents or visitors with CA-J permits. All other streets nearby are restricted to Westminster permit holders. The next closest Camden permit spaces are located on the other side of Primrose Hill Park, which is a 10 minute walk away. In non-controlled hours this will still force extra vehicles onto St Edmunds Terrace. Recent developments on St Edmunds Terrace have all included a parking element indicating a need for some parking with new developments in a region with this PTAL level.

Officer's response: Refer to section 13 Transport

- Loss of off-street car parking spaces

Officer's response: Refer to section 13 Transport

- Parking in St Edmunds Terrace is extremely difficult. Vehicular access to Barrie House comes off Broxwood Way which is a private road imposing stringent penalties for unauthorised parking.

Officer's response: Refer to section 13 Transport

- Essential that residents of Barrie House should have adequate facilities for picking up and dropping off from taxis and Uber cars and for deliveries and removals. The position of a resident only access gate at the entrance to Barrie House drive will preclude such traffic. Will local residents (post construction) without an assigned parking space would be given access to operate the gate in the event of arranged pick up of goods (i.e furniture removal). It is assumed that the 24 flats without an assigned parking space will lose the right of vehicular access to their own drive?

Officer's response: Refer to section 13 Transport

Cycle parking

- The applicant acknowledges that the public transport accessibility standard is "very poor" and should be upgraded to "poor". Mainly elderly residents will lose parking spaces and will be compensated by the provision of 2 – level bicycle racks in a basement room from which bikes will have to be carried up and down a flight of stairs.

Officer's response: Refer to section 13 Transport

Construction

- The site is too dense and too close to those that live here to be built without great construction disruption.

Officer's response: Refer to section 13 Transport

- The building process will be lengthy, noisy and dangerous and would result in a drastic loss of amenity both for the occupants of Barrie House and the Kingsland Estate.

Officer's response: Refer to section 13 Transport

- The proposed development is in such close quarters to existing residents of Barrie House that it will create an unhealthy environment for young children. Air and noise pollution due to a close building site is a health hazard for children

Officer's response: Refer to section 13 Transport and section 16 Air quality

- Concerned that the standards of design, construction and insulation which were acceptable in the 1950's are now well below the standards of sustainable development. How will the existing Barrie House construction cope in terms of its structure whilst piling and construction works are carried out?

Officer's response: Refer to section 10 Basement works

- A proper survey of Barrie House should be required and submitted prior to the determination of the application to ensure that Barrie House is structurally sound.

Officer's response: Refer to section 10 Basement works

Risk to wildlife

- There are protected species on this site of which photographic evidence has been shared with the Council including newts, foxes and squirrels. It is unacceptable that these will be impacted negatively

Officer's response: Refer to section 17 Nature conservation and biodiversity

Other matters

- Proposed works will offer no benefit to the local residents or remedy the poor standards of development of Barrie House achieved in 1957

Officer's response: Works to Barrie House (excluding the basement) do not form part of the proposal. It is the responsibility of the freeholder to undertake improvement works to Barrie House

Owner of Broxwood Way (sole access road into Barrie House)

The agent (Devonshire House, Manor Way, Borehamwood) for the owner of Broxwood Way (sole access road into Barrie House) has **objected** to the proposal on the following grounds:

- Significant traffic generation e.g. construction vehicles obstructing single traffic routes and potential unauthorised and lack of parking on Broxwood Way

Officer's response: Refer to section 13 Transport

- No traffic management scheme has been provided in order to minimise the disturbance that will be caused by the works and construction traffic. This should be agreed with the owner and implemented. Without this the construction traffic will also limit the ability of the residents and authorised visitors on the owners development to use and park on Broxwood Way.

Officer's response: Refer to section 13 Transport

Amended scheme

During the course of the application the red line outlining the application site was amended by the applicant to reduce its size (see figure ? below). Further press notices and site notices were displayed on 18/20/2018 (expired 11/11/2018) and 17/10/2018 (expired on 10/11/2018) respectively.

The local residents were notified about this change and additional site notices were displayed in the same locations as the original site notices amending the description of development to make it clear that the site location plan outlining the boundary of the site had been amended. Following the 21 day consultation period the following letters were received.

5 letters of objection received from Flat 3, Flat 5, Flat 10, Flat 11, Flat 17 Barrie House raising the same concerns that have been raised to the original scheme and included some additional comments including the following:

Amenity (Daylight and sunlight)

- The lower bed flats of Barrie House will lose daylight and sunlight. Of particular note is the loss of the window and light shown in the attached image for all 3 bedroom properties. The window on the left will be taken away removing the triple aspect effect and stopping the only direct sunlight into the hallways. This would be unacceptable. It is impossible for the daylight to not be adversely and greatly impacted by this loss of this window.

Officer's response: Refer to section 11 Neighbouring amenity

- The secondary impact of having storey's of flats built above ground to the left and right adjoining the flats on the lower floors will further remove sunlight and daylight

Officer's response: Refer to section 11 Neighbouring amenity

- How can a report that justifies something that is inarguable to anyone looking objectively be submitted?

Officer's response: Refer to section 11 Neighbouring amenity

- Has the Council questioned the credibility of such a document when one looks at this realistically?

Officer's response: Refer to section 11 Neighbouring amenity

- Could the council visit the property to validate this fact as there have been repeated requests from flats to do so?

Officer's response: The case officer visited several properties within Barrie House on 29th November 2018 to understand the concerns raised about the proposal.

- If this loss of daylight/sunlight to those who live in Barrie House is being allowed because a professional report disputes it; what does this say about the other professional reports in this application?

Officer's response: Refer to section 11 Neighbouring amenity

Compensation

- How will those who have to leave the property during the build due to the impact, those who will lose a living in rental income, those whose health will be seriously impacted be managed, homed and compensated. Please advise if this should not also be a matter before grant from Camden or how this would be managed?

Officer's response: Compensation for disturbance and noise during construction works falls outside of the remit of the planning process and would not be considered as a material planning consideration

Local groups comments:
Barrie House Residents
Association

Barrie House Residents Association (RA) – objects

1. Privacy

Bulk and scale would result in an increased sense of enclosure for adjoining residents. The proposed development is over-bearing being 3 and 4 storey's in height but situated less than 2.5m from the existing Barrie House
Officer's response: Refer to section 9 Design

2. Density

The proposed development exceeds the London Plan housing density. The density limit should not be waived because St Edmunds Terrace is already over-developed with this single street having 74 additional units built, or in construction, in the past few years.

Officer's response: Refer to section 6 Density

The Planning statement is factually incorrect regarding density. There are 24 units in the existing Barrie House, not the 16 units quoted in the Planning Statement section 5.20. Barrie House is in PTAL zone 1B. The map supplied in Appendix A of the Transport Assessment has the marker incorrectly placed in a PTAL zone 2 area. Taking from section 5.20, the land area as 0.2268 ha, the 24 existing plus 9 proposed units creates a density of $33/0.2268 = 145.5$ units/ha. This exceeds the maximum of either 95 units/ha (for urban classification) or 100 units/ha (Central classification) for PTAL 1B, as specified in the London Plan.

Officer's response: Refer to section 6 Density

This high density should not be waived by planners because it should be seen in the context of recent developments in St Edmund's Terrace with 64 (gain of 41) units constructed in the neighbouring Searle Court (formerly Guinness Court), 1 additional unit in Regent's Gate approved, 36 (gain of 26) units built at 40-49 St Edmund's Terrace adjacent to Primrose Hill and the current construction of 9 units (gain of 6) at 4-6 St Edmund's Terrace. During this period, the only nearby bus (route 274) ceased to run a 24 hour service.

Officer's response: Refer to section 6 Density

3. Parking:

Currently 10 off-street spaces are used by the 24 existing flats. After the proposed development, there will be 10 spaces and 33 flats. This is likely to displace existing residents to on-street spaces. Only the north side of St Edmund's Terrace is in Camden borough and only St Edmund's Terrace itself is available for residents or visitors with CA-J permits, all other streets nearby being restricted to Westminster permit holders. The next closest Camden permit spaces are located on the other side of Primrose Hill Park, which would mean people walking 10 minutes through the park. In non-controlled hours this will still force extra vehicles onto St Edmund's Terrace. The recent developments on St Edmund's Terrace have all included a parking element, indicating a need for some parking with new developments in a region with this PTAL level.

Officer's response: Refer to section 13 Transport

4. No Basement Impact Assessment for existing Barrie House.

The ground under the existing Barrie House shows a potential for vertical movement in Figure 18 of the Basement Impact Assessment. However, only damage to properties in Kingsland has been assessed. Furthermore, Figure 18 fails to show the position of most of the foundation pads for Barrie House, even though they are evident in Figures 2 and 17. Barrie House is an 8 storey building supported on these pads, not piles, so ground movements are important and their impact should be assessed.

Officer's response: Refer to section 10 Basement works

5. Water pipes

There are also large water pipes passing close to Barrie House from the Barrow Hill Reservoir, which have been leaking water into our grounds for many years. Any new building work / basement may aggravate the situation. We are also not sure if a proper assessment has been made and whether Thames Water has been consulted.

Officer's response: Refer to section 15 Flood risk and drainage

6. Development is not 'brownfield'.

Garden space will be taken up for the relocation of 10 parking spaces, movement of the driveway and path, provision of a new stairway to new cycle storage, new area for refuse and new short-term cycle parking.

Officer's response: Refer to section 9 Design

7. Daylight Assessment.

This appears to have neglected the small windows on the north side of Barrie House that are closest to the new development.

Officer's response: Refer to section 11 Neighbouring amenity

The light impact assessment appears to be incorrect. There is substantially more impact and loss of light in our opinion than has been calculated here and we would urge for an independent assessor.

Officer's response: Refer to section 11 Neighbouring amenity

8. Views:

The loss of existing views from current residents of Barrie House would adversely affect the residential amenity of current owners. The 3 bedroom flats will lose their triple aspect outlook completely, which is a feature of the 1960's Flats and one of the most appealing reasons they were purchased.

Officer's response: Refer to section 11 Neighbouring amenity

9. Noise from plant.

The Acoustic Report says that noise reduction is likely to be required for air conditioning plant, but there are very few details in the application. The proposed rooftop unit is very close to existing flats in Barrie House.

Officer's response: Refer to section 11 Neighbouring amenity

10. Noise from new residents and Reflected noise.

The proposed development will add to noise and disturbance (from high density, over-development and the provision of outdoor terraces) and adversely affect the residential amenity of current owners. No account has been taken of the noise reflected back to the existing flats by the construction of a 3-4 storey wall in such close proximity.

Officer's response: Refer to section 11 Neighbouring amenity

11. Disturbance

The proposed block will impact on the peaceful enjoyment of our homes.

Officer's response: Refer to section 11 Neighbouring amenity

12. Concerns raised in pre-planning advice

Many concerns raised in the pre-planning advice are still valid. For example, the new development will be too dominant, will create an excessive sense of enclosure and removes the breathing gap between Barrie House and Kingsland.

Officer's response: Refer to section 4 Consultation and procedure

13. Wildlife

The proposed development also poses a risk to the environment and wildlife in the space. There appears to be wildlife in this space including foxes and squirrels. While acknowledging the growing housing needs, there needs to be protection of the wildlife and biodiversity.

Officer's response: Refer to section 17 Nature conservation and biodiversity

14. Working with the community

This proposed development is at odds with the Government's new homes scheme, which is to work with the local community to enhance an area. This proposed development will not be a sustainable addition to the community. This is a plan to build more luxury homes; at disregard for the wellbeing of the current homeowners by making their homes overlooked, contributing to noise pollution, and over-density in this area.

Officer's response: Refer to section 11 Neighbouring amenity and section 13 Transport

15. Consultation with local residents

Finally, due diligence has not been followed. There have not been pre consultation meetings or attempts to constructively engage or to consider feedback from the residents in Barrie House.

Officer's response: Refer to section 4 Consultation and procedure

The City of Westminster – no comments

The southern side of St Edmunds Terrace lies within the City of Westminster. It was therefore necessary to consult with the adjoining borough. It was advised that the City of Westminster does not wish to comment on the proposal.

Site Description

The site is located on St Edmund's Terrace on the south-western edge of Primrose Hill. It is located on the junction with Broxwood Way that runs along the northern boundary and St Edmund's Terrace that runs along the southern boundary. Barrow Hill Reservoir lies to the northeast. It comprises an 8 storey post war urban block that is a 'T' shape and is occupied by 24 no. self-contained privately owned residential flats. There are communal grassed areas to the south and east. There are a number of individual trees that are covered by a blanket TPO. There is an area of hardstanding to the north which provides car parking for 15 cars.

Within St Edmunds Terrace the scale and character of the buildings is diverse. However the urban blocks are defined by a relatively consistent fine urban grain. Generally the buildings fronting St Edmund's Terrace are of the order of 4 to 7 storey's in height.

The site is bounded to the north east by Primrose Hill and Barrow Hill reservoir, both of which are designated open spaces (the former is public and the latter is private) and Metropolitan Open Land (MOL). The building is not listed and the site does not fall within a designated conservation area. To the south of St Edmunds' Terrace falls within the jurisdiction of City of Westminster.

Relevant History

The site

2011/6179/P – Planning permission was **granted** on 08/11/2012 (expired 08/11/2015) for erection of 3 storey building with basement (following demolition of Porters Lodge) for use as a single-family dwellinghouse (Class C3)). Works have not commenced on site and this permission has now lapsed.

Adjacent properties

Land North of St Edmund's Terrace, Primrose Hill

Planning permission was **refused** (ref 2011/5977/P) on 24/02/2012 for erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 36 private tenure 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. An appeal was lodged and was **allowed** following a Public Inquiry on 09/10/2012.

Guinness Court, St Edmund's Terrace

Planning permission was granted (ref 2010/4850/P) on 13/12/2010 for erection of two buildings (4-storeys and 6-storeys) with basement to provide 64 (28 private and 36 affordable) residential units (2 x 4-bedroom, 15 x 3-bedroom, 19 x 2-bedroom, and 28 x 1-bedroom) with 29 car parking spaces (19 underground and 10 surface level), 71 cycle parking spaces, and associated landscaping (following demolition of all existing buildings on site).

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Mayor's Supplementary Planning Guidance

3.3 (Increasing housing supply), 3.4 (Optimising housing potential), 3.5 (Quality and design of housing developments), 3.8 (Housing choice)

Camden Local Plan 2017

G1 Delivery and location of growth

H1 Maximising housing supply

H4 Maximising the supply of affordable housing

H6 Housing choice and mix

H7 Large and small homes

C6 Access for all

A1 Managing the impact of development

A2 Open Space

A3 Biodiversity

A4 Noise and Vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
CC5 Waste
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

Supplementary Planning Guidance

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)
CPG2 Housing (May 2016 updated March 2018)
CPG3 Sustainability (2015 updated March 2018)
CPG7 Transport (2011)
CPG8 Planning Obligations (July 2015 updated March 2018)

CPG Amenity (March 2018)
CPG Basements (March 2018)
CPG Biodiversity (March 2018)
CPG Planning for health and wellbeing (March 2018)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the redevelopment of the existing car park that currently provides parking for 15 cars for the residents of Barrie House. Following demolition of the existing 2-storey porters lodge it is proposed to construct a 4 storey extension adjoining Barrie House from basement to third floor levels and excavation of the existing basement of Barrie House to provide 9 self-contained residential flats, 5 off-street parking spaces, 1 disabled parking bay and associated hard and soft landscaping. The extension would appear as a detached building with a core attached to the existing building.
- 1.2 The new extension would convert the existing “T” shaped building into an “I” shape. Its footprint would be similar to the southern wing of the building and would include a four storey glass infill extension that would provide a staircase and entrance for the new flats and would be attached to the northern side elevation of the existing building. The proposal would include the excavation of a basement floor in line with the existing basement floor of Barrie House that is currently used as storage space.
- 1.3 Architecturally the new development would be constructed from brickwork that would be limewashed with Portland stone used to break up the brickwork and create a banding feature that is evident in Barrie House. The window frames would be anodised aluminium and the balustrades to the terraces at the front and rear of the flats would be from simple metal construction. Anodised aluminium fins would be incorporated in front of windows that allow views towards windows in Barrie House.
- 1.4 The new extension would be four storey's in height and would comprise 3 flats at basement and ground floor levels and 2 flats per floor on the remaining floors creating 9 new residential flats. The new flats would comprise 1 x 1 bed unit, 6 x 2 bed units and 2 x 3 bed units.
- 1.5 Five off-street parking spaces would be provided to the front of the site and 26 cycle parking spaces would be provided within the ground floor of the new extension. The proposal would include new areas of hard and soft landscaping. The driveway and relocated car parking bays would be hard paved with permeable paving with granite kerb stones.

2.0 Amendments

2.1 During the course of the application several issues were raised in relation to transport, access, landscaping, sustainability and energy, and basement works. Amended plans were received in order to address these outstanding issues which include the following:

- Basement impact assessment revised to include submission of damage category assessment of Barrie House, preliminary design calculations for the secant piled retaining wall, RC retaining walls and underpinning to demonstrate feasibility of the proposal
- Revised energy statement, sustainability statement and overheating analysis, ground source heat pump feasibility study
- Daylight and sunlight assessment updated to include the ground, first and second floor windows in the northern side elevation of Barrie House
- Revised floor plan drawings showing amendments to the internal layouts to address various accessibility issues
- Flat 6 revised from a 2 bed 3 person unit to 1 bed 2 person unit to create a M4(3) wheelchair adaptable unit.
- Revised landscaping proposal and boundary treatment (boundary wall and railings)
- Additional drawings relating to the proposed bin store area
- Ecology appraisal

3.0 ASSESSMENT

3.1 The main issues to be considered as part of the proposal are:

| | |
|----|---|
| 4 | Consultation and procedure |
| 5 | Land use |
| 6 | Density |
| 7 | Housing mix, unit size and quality of accommodation |
| 8 | Affordable housing |
| 9 | Design |
| 10 | Basement works |
| 11 | Neighbouring amenity |
| 12 | Land contamination |
| 13 | Transport |
| 14 | Sustainability and climate change |
| 15 | Flood risk and drainage |
| 16 | Air quality |
| 17 | Nature conservation and biodiversity |
| 18 | Trees and landscaping |
| 19 | Community safety |
| 20 | Waste |
| 21 | Planning obligations |
| 22 | CIL |
| 23 | Other matters |

4.0 Consultation and procedure

4.1 The local residents have raised concerns about the lack of public consultation with local residents, particularly those from Barrie House, about the proposal prior to the submission of the application. They have advised that no formal meeting was held by the freeholder specifically about the planning application but was included as part of a general meeting about other leaseholder issues (service charges, heating).

4.2 The Council's Local Area Requirements (LARs) advises when a pre-application consultation statement

should accompany applications. This document is required with the submission of the following types of applications:

- Major developments
- Developments in sensitive areas, such as conservation areas or areas of historic importance, that are likely to generate significant public interest.

4.3 The proposal does not fall within the definition of a major development (more than 10 residential units and over 1000 sq. m uplift in floorspace) as it creates 9 new self-contained residential units and 856.4 sq. m (GIA) of floorspace. It does not fall within a designated conservation area and is not a site of historic importance. Therefore there is no statutory requirement for the applicant to submit a statement of community involvement (SCI) setting out the pre-application consultation with various stakeholders, local councillors or local residents.

4.4 Following the consultation responses received regarding this issue the applicant provided a timeline in relation to the public consultation that is summarised below:

- On 27th November, the managing agent notified lessees that a meeting would be held on 6th December 2017 which included the planning application and other matters relating to the management of the existing building
- A further email was sent by the managing agent on 1st December 2017 to every leaseholder within Barrie House. Only 1 email bounced back from the leaseholder at Flat 15.
- A meeting took place on 6th December 2017 and was attended by 8 residents representing six flats (nos. 2, 3, 7, 20, 21 and 23). At the meeting final draft plans of the scheme were presented by the applicant including floor plans, landscape proposals and isometric views. Minutes were taken and circulated to all residents attending. A copy of the minutes was provided but no commentary was included (i.e no details of responses from local residents noted).

4.5 Concerns have been raised by local residents about the way in which they were notified about the application by the Council. Some residents were concerned that surrounding blocks would not see the plans as consultation letters had not been generated and sent out. From 1st October 2016 the Council no longer sends neighbour notification letters about planning applications. Site notices were displayed on 09/02/2018 (expired 02/03/2018) outside the application site on the corner of St Edmund's Terrace and Broxwood Way. The Statement of Community Involvement (July 2016) does not quantify the number of site notices that should be displayed. It does state that one or more site notices may be displayed depending on the size and location of the proposed development. Following discussions with local residents about the number of site notices that had been displayed, as a matter of courtesy and to ensure effective community engagement in the planning process, further site notices were displayed on 16/03/2018 (expired 06/04/2018) and 20/04/2018 (expired 11/05/2018) outside nos. 32, 34 and 35 St Edmunds Terrace (Regent's Heights), 30 St Edmund's Terrace and 3 notices around Kingsland Estate, Broxwood Way (northern, southern and western entrances).

5. Land use

5.1 Policy G1 (Delivery and location of growth) of the Camden Local Plan is concerned with making the most efficient use of Camden's land and buildings while also seeking to improve the quality of our environment, protect the amenity of occupiers and neighbours and meet its other planning objectives. It continues to state that it is important that development delivers not only homes. With regards to density, the Council wants to encourage high quality developments with high densities (i.e. the most homes or rooms that can appropriately be delivered in a given site area) to make the most efficient use of Camden's land and buildings, particularly in the most accessible parts of the borough including Central London (see section 6 paragraph below for further details on density).

5.2 Self-contained housing is regarded as the priority land-use of the Camden Local Plan and Policy H1 states that the Council will make housing its top priority when considering the future of underused land and buildings. The proposal includes 9 self-contained residential flats. The provision of additional residential floorspace within the Borough is strongly supported by policy H1, which highlights the need to maximise the supply of housing. The principle of building a new building on the northern side of the site is considered acceptable, subject to its overall height, massing, form, scale, footprint and detailed design that is addressed in section 9 below.

5.3 The support at local policy level for developing housing on underused land reflects a key objective of the NPPF 2018 which is to make effective use of land. Paragraph 117 states that '*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and*

improving the environment and ensuring safe and healthy living conditions'. It is considered that this scheme achieves this goal; the new building would use an underused car parking area and vacant porter's lodge (see also transport section for discussion of parking issue). A discussion of how the proposal serves to protect the local environment and provide a good standard of residential accommodation is covered in sections 6 (Design) and 13 (Transport) respectively below. NPPF paragraph 118 continues to state that planning decisions should promote and support the development of under-utilised land and buildings if this would help to meet identified needs for housing. The proposal is considered to meet this objective.

6. Density

6.1 The London Plan 2016 policy 3.4 sets out the considerations for determining appropriate density levels for sites within the relevant density ranges shown in Table 3.2. The optimum density of a development should result from a design-led approach to determine the capacity of the site. Particular consideration should be given to (1) the site context (2) its connectivity and accessibility by walking and cycling, and existing and planned public transport (including PTAL) and (3) the capacity of surrounding infrastructure. The London Plan confirms that *"proposed residential development that does not demonstrably optimise the housing density of the site in accordance with this policy should be refused."*

6.2 The draft London Plan 2017 topic paper on housing density sets out the considerations for determining appropriate density levels for sites. Emerging London Plan Policy D6 states that 'Optimising Housing Potential' outlines how development should optimise housing output for different types of locations within the relevant density ranges shown in Table 3.2. Paragraph 3.6.1 states that "For London to accommodate growth in an inclusive and responsible way every new development needs to make the most efficient use of land. This will mean development at densities above those of the surrounding area on most sites". The site is not located within a town centre or on a main transport corridor supported by particularly good public transport facilities where significant growth and higher density scheme are normally justified. However, other relatively high density housing developments do manage to function very successfully in this area.

6.3 The application site does not fit neatly into the matrix in terms of its 'setting'. The area would be described as an 'urban' location given its distance from a town centre, however, in terms of the predominant form of development within the area (4-6 storeys in height) it would be categorised as a 'central' location. The site has a PTAL of 1b (poor). Using Table 3.2 (Sustainable residential quality density matrix) a development on the site should seek to provide between 150-250 and 150-300 habitable rooms per hectare. This equates to between 35-95 and 35-110 units per hectare depending on the number of habitable rooms provided per unit. The density matrix remains unchanged in the emerging draft London Plan 2017 topic paper on housing density.

6.4 The local residents raised concerns that the Planning Statement stated that there are 16 residential units in Barrie House rather than 24 residential units and advised that the density calculation was therefore inaccurate. Following discussions with the applicant the density figure calculation has been revised and is now based on 33 flats (24 flats within Barrie House and 9 flats within the new development).

6.5 The applicant has submitted a transport statement that includes a section on the recalculation of the PTAL rating from 1b to 2. The PTAL rating is dependent on accessibility to public transport services. Having checked with the Council's Transport Officer he has confirmed that he does not foresee the PTAL rating changing in the near future. The Transport for London PTAL map also allows you to forecast to 2021 and 2031. Barrie House stays within the PTAL 1b rating within this time period. Consequently for the purposes of this proposal the density calculation is based on the existing PTAL rating (1b).

6.6 Local residents have also raised concerns regarding the proposed density of the development which they feel represents overdevelopment of the site. The proposed development provides a total of 9 units that includes 27 habitable rooms. The site area is 0.227h and the proposed development would be 9 new dwellings. This equates to a density of 40 units/hectare and 106 habitable rooms/hectare. If the existing residential units within Barrie House are included in the density calculation this equates to a density of 105 units/hectare and 462 habitable rooms per hectare. This is outside the range of the density matrix in terms of units within the London Plan for urban sites (150-250 habitable rooms/ha and 35-65 units/hectare). Therefore the density does significantly exceed the recommendations of the London Plan. Officers have given a great deal of consideration to the proposed density and although it exceeds the guidelines in the London Plan it is not considered that it represents overdevelopment or that it should be refused on this basis.

6.7 The reason that the proposed development exceeds the recommendations of the London Plan is that the matrix assumes that as the site has poor access to public transport it could not adequately support a higher density development. This is based on assumptions; but the reality is that it is clear other high density residential development located within the local area function successfully. Basic amenities such as shops, café, restaurants and parks are only a short walk away and it is only a short 5 minute walk to a bus stop (Avenue Road/St John's Wood stop) or 10-15 minutes' walk to the nearest tube (Swiss Cottage underground station) which provides direct access to Central London. In view of the density of the existing development in this area and its good level of access to convenience shopping and services, it is considered that the higher density of the proposed development is justified.

6.8 It must be noted much is made in the Mayors SPG and policy about avoiding a mechanistic approach to calculating density. The Local Plan also states in para 3.34 that *"The density matrix should be seen as a guide rather than a prescriptive tool, and will be applied flexibly taking into account all aspects of local character including heritage assets, protected views and open spaces, whilst also have regard to the borough's acute housing needs"*. It also goes on to state that *"We will also recognise that it may be appropriate to exceed or fall below the relevant density range on certain sites where this is justified by context and form of the development"*.

6.9 Overall therefore officers conclude that the proposed density, strikes the necessary balance between the need to optimise land in this location with the need to take account of the wide range of impacts that density can have on local context and infrastructure and remains in accordance with the emerging London Plan.

7. Housing mix, unit size and quality of accommodation

Housing mix

7.1 Policy H6 (Housing choice and mix) advises that the Council seeks to secure a variety of housing suitable for existing and future occupiers across development in the Borough. Policy H7 seeks to provide a range of unit sizes to meet demand across the Borough. For market units, table 1 of this policy considers 1-beds/studios to have a lower priority, 2 bedroom units to be of high priority, 3-bed units high priority and 4-beds (or more) a lower priority.

7.2 All the flats within the proposed development would be a mix of 1 x 1 bedroom (lower priority) (11%), 6 x 2 bedroom flats (very high priority) (67%) and 2 x 3 bedroom (medium priority) (22%). This would provide a choice and mix of homes in line with policy H7 and would be considered acceptable.

Unit size

7.3 The London Plan introduced new Nationally Described Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The GIA standards are as follows:

| Number of bedrooms | Number of bed spaces | Minimum GIA (m ²) | |
|--------------------|----------------------|-------------------------------|--------------------|
| | | 1 storey dwellings | 2 storey dwellings |
| 1b | 1p | 39 (37)* | |
| | 2p | 50 | 58 |
| 2b | 3p | 61 | 70 |
| | 4p | 70 | 79 |
| 3b | 4p | 74 | 84 |
| | 5p | 86 | 93 |
| | 6p | 95 | 102 |

Figure 1 (above): Minimum spaces standards for new dwellings (Extract from London Plan)

7.4 The following table demonstrates that 8 of the 9 new flats would meet the minimum floorspace requirements according to the London Plan. One of the 2 bed maisonettes at basement and ground floor level would measure 77 sq. m and would fall marginally below the minimum space standards by 2 sq. m. The maisonette would be otherwise well designed and feature good amenity standards and so is not be considered to be so small that it would be deemed substandard and could easily accommodate a four person household.

| Floor level | Unit no. | Bedrooms / Persons | Floorspace (GIA sq. m) | London Plan |
|---------------------------|----------|--------------------|------------------------|-------------|
| Basement and ground floor | 1 | 2 bed 4p | 79 sq. m | 79 sq. m |
| Basement and ground floor | 2 | 2 bed 4p | 77 sq. m | 79 sq. m |
| Basement and ground floor | 3 | 3 bed 4p | 90.6 sq. m | 84 sq. m |
| Basement and ground floor | 4 | 3 bed 5p | 112 sq. m | 93 sq. m |
| First floor | 5 | 2 bed 4p | 70.3 sq. m | 70 sq. m |
| First floor | 6 | 1 bed 2p | 64.2 sq. m | 50 sq. m |
| Second floor | 7 | 2 bed 4p | 70.3 sq. m | 70 sq. m |
| Second floor | 8 | 2 bed 3p | 64.2 sq. m | 61 sq. m |
| Third floor | 9 | 2 bed 4p | 89.1 sq. m | 70 sq. m |

Figure 2 (above): Minimum floor area requirements

7.5 The remainder of the proposed dwellings would be designed to meet and exceed the nationally described space standards set out in the London Plan (2016) in terms of size and layout for 1 bed, 2 bed and 3 bed units. All the accommodation has good access to natural light and ventilation.

Quality of accommodation

7.6 Each of the new residential units would be single aspect facing either west or east. The majority of the habitable rooms would be served by full height glazed windows. There would be no single aspect north facing flats.

7.7 Each flat within the new development would benefit from private amenity space in the form of private terraces and/or gardens. Flats 1, 2, 3 and 4 (lower ground and ground floor maisonettes) would have at least two separate terrace areas at lower ground and floor levels and flats 3 and 4 would also include a private garden area to the rear. They would measure between 7.8 sq. m and 26 sq. m. The application site is also located in close proximity to a number of significant areas of open space, for example both Regent's Park and Primrose Hill are within 400m of the proposed development.

Layout and ceiling heights

7.8 The ceiling heights of the residential spaces would comply with the 2.5m standards within local guidance (CPG2 (Housing)) and the Mayor's minimum space standards for new build dwellings.

Daylight and sunlight

7.9 Interim Housing CPG states that residential developments should maximise sunlight and daylight within the new development whilst minimising overshadowing to adjoining properties. All habitable rooms should have access to natural daylight and windows should be designed to take advantage of natural sunlight. It also refers to Building Research Establishment (BRE) Site Layout for Daylight and Sunlight – A Guide to Good Practice.

7.10 The BRE guidance advises the use of Average Daylight Factor (ADF) as a measure of the overall amount of daylight in space.

7.11 The BRE guidance states that "If a predominantly daylight appearance is required, then ADF should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided". There are additional recommendations for dwellings, of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms. These are minimum guidance values of Average Daylight Factor, and should be attained even if a predominantly daylight appearance is not required.

7.12 For an adequate daylit room, BRE guidance states that No Sky Line (NSL) and Room Depth Criterion should be met in addition to Average Daylight Factor. NSL is essentially a measure of how well the light is distributed through the room. Room Depth Criterion is a measure of the quantity of light within a room that is served by windows in only one elevation, informed by the ratio of room depth to window area.

7.13 For the purposes of this analysis, ADF values will be the chief methodology as this test refers to the quantity of daylight reaching a room. This is supported by CPG (Amenity) which notes, but not prescriptively, that in addition to ADF analysis "other methods can be used to measure daylight and these can be incorporated in daylight and sunlight reports, where necessary, as a supplementary to VSC and ADF measurements, such as the No Sky Line (NSL) test contained within BRE guidance". How fixtures and fittings are arranged according to the daylight levels throughout within the room will have a role to play in the liveability of a space.

7.14 All habitable rooms have been assessed for ADF. Of the 29 habitable rooms tested, 28 meet the daylight standards (96%). One room (Room 6) at lower ground floor fails to meet the standard. This window serves a single bedroom that faces west into a lightwell. The remainder of the habitable rooms within this 3 bed maisonette meet the ADF standards and would be considered to achieve a good overall level of daylight. The daylight distribution test has also been undertaken for the living rooms of the new flats within the extension. All the living rooms (100%) meet the daylight distribution standards illustrating a good quality of light received within the whole room.

7.15 All the habitable rooms have been assessed for sunlight (APSH). Due to the orientation of the building the main windows on the front and rear elevation that serve the habitable rooms are west and east facing. Of the 29 windows that have been assessed 22 windows show failings to the APSH values beyond the recommended 25% level. A significant factor in the fail statistics is the deeper plan rooms where the kitchen and living area are designed in an open-plan format, thereby limiting the potential sunlight to reach the back of these rooms. Officer considered this to be an inevitable effect of open plan living which in itself is a popular choice of layout which provides the occupier with options of how to arrange the living space within to maximise on the sunlight received. Given the fact that the majority of the windows (96%) in the new flats meet the daylight standards and the fact that the size and layout of the flats meet the national space standards in the London Plan a good quality of accommodation would be provided and is considered acceptable.

Privacy and outlook

7.16 The flats located within the front part of the new development would be 27m from Searle House that lies to the west of the application site and the flats located within the rear part of the new development would be 25m from nos. 32 and 33 St Edmunds Terrace that lies to the east. The separation distances between the new flats and the neighbouring residential properties would have a satisfactory relationship in terms of privacy.

7.17 The bedrooms within the lower ground floors and the maisonettes at lower ground and ground floor level would be set back from public areas by private lightwells and landscaped planted beds by between 2.93m and 6.3m. This buffer would ensure that the bedrooms of these maisonettes would not be harmfully overlooked from the public areas to the front of the extension.

7.18 The majority of the new flats would have good levels of outlook towards Broxwood Way to the west and to the east towards nos. 32 and 33 St Edmunds Terrace. The outlook from the lower ground floors of the maisonettes 1, 2, 3 and 4 would be restricted by the retaining walls that would be located approximately 1.55m away. The scheme has been designed to include the bedrooms within the lower ground floors where outlook is less important. The living rooms, dining areas and kitchens would be located at ground floor level with outlook to the west and east. The overall quality of these flats would not be compromised by this and would continue to offer a high standard of habitable accommodation.

Access and inclusive design

7.19 New build residential developments must comply with the access standards in Part M of the Building Regulations. This includes parts 1 (Visitable dwellings), 2 (Accessible and adaptable dwellings) and M4 (3) wheelchair user dwellings. The Council expects all new build housing development to go above the minimum

mandatory Building Regulations with a requirement to meet the London Plan requirement for 90% M4(2) and 10% M4(3). Revised drawings were received showing 8 of the 9 units would be designed to be wheelchair accessible units in accordance with the requirement M4(2) which equates to 90% of the market units and 1 unit (Flat 6) would be designed to be wheelchair adaptable in accordance with the requirement M4(3) which equates to 10% meeting M4(3). Following further discussions with the applicant more detailed plans were submitted alongside the application to demonstrate how the scheme has integrated accessibility into the residential layouts of the wheelchair accessible and adaptable units. The Council's Access Officer has reviewed the plans and has confirmed that they are satisfactory. The provision of accessible and adaptable dwellings and wheelchair user dwellings would be secured by condition.

Noise

7.20 Plant rooms would be located within a plant area with associated enclosure on the roof. Habitable rooms of the new residential units at third floor level would be located directly below this. A condition would be attached to any permission requiring details to be submitted to demonstrate the level of sound insulation of the building elements separating the habitable rooms and the plant rooms to ensure the internal noise levels are achieved in line with BS 8233:2014.

8. Affordable housing

8.1 Policy H4 of the Local Plan seeks to maximise the supply of affordable housing, in line with aiming to exceed the Borough wide strategic target of 5,300 affordable homes from 2016/17 to 2030/2031. Policy H4 has a sliding scale target that requires an additional 2% affordable housing per capacity for each additional home. Capacity for one additional home is defined within the Local Plan as the creation of 100m² of additional residential floorspace (GIA). In assessing capacity, additional residential floorspace is rounded to the nearest 100m² (GIA).

8.2 The uplift in residential floorspace would be 856.4 sq. m. The floor area of the porters lodge would measure 56.4 sq. m. Therefore the floor area would be 800 sq. m for this purpose resulting in the affordable housing target being 16% for this scheme.

8.3 Payments-in-lieu are taken from a figure based on the gross external area (GEA) of the application floorspace concerned, as stated in CPG8 (paragraph 6.11, p.35). The GEA of the new building would be 988 sq. m. The Council's current adopted multiplier for calculating a payment in lieu within market residential schemes is £2,650 per sqm.

8.4 The affordable housing contribution for this proposal is £418,912. This is calculated by 16% (the affordable housing target) of 988 sqm (the GEA) which results in 158.08 sqm. The value for this is then multiplied by £2,650 to get the payment figure of £418,912. The affordable housing contribution would be achieved via a S106 legal agreement upon approval of the proposal.

9. Design, conservation and heritage

9.1 Policy D1 seeks to secure high quality design in development which respects the local context and character, preserves or enhances the historic environment and heritage assets, comprises details and materials that are of a high quality and complement the local character. Policy D2 relates to heritage assets and notes that development should not harm Conservation Areas and development should preserve and where possible enhance the character or appearance of the area.

DRP

9.2 The application was presented at Camden's Design Review Panel on 2nd March 2018 for a Chair's Review during the course of the application. A summary of their comments is provided below:

- The panel were very supportive of the proposed extension to Barrie House which was considered to create a high quality residential accommodation and architecture appropriate to its context
- Aspects of detailed design would benefit from refinement including further thought about the articulation of the rear elevation, privacy of ground floor bedrooms, access to the bike store and selection of bricks.
- Greater investment in landscape and planting are necessary to enhance the quality of the landscaping proposed to the front of the site following relocation of the car parking area

- Quality of the landscape, materials and construction detailing will be critical to the success of the scheme
- The Panel thinks that design continuity will be important – quality will rely on detailing that is executed with the same level of care apparent in the planning application drawings. It would support planning officers in using planning obligations to encourage retention of the concept architects.

9.3 Following DRP the scheme has been amended and additional information submitted in support of the application including:

- Rear glazed elevation of the communal stair to be offset from the existing rear elevation of Barrie House in order to articulate the rear elevation
- Additional detailed design drawings showing the bin store
- Additional detailed design drawings of the boundary treatment (including the walls and railings)

9.4 The possibility of adding additional windows to the ground floor front elevation was explored by the applicant however this would reduce the level of privacy afforded to the occupants of flat 1 as they would be adjacent to the communal entrance and there is little scope to create a landscaped buffer zone. No changes were therefore submitted in relation to this element of the design.

Principal of an extension

9.5 The principal of building an extension on the north side of the site is acceptable subject to overall height, bulk, form, scale and footprint.

Footprint, height, and form

9.6 The design has been modified in response to the Council's pre-application advice so that its height (reduced from 5 storeys to part 3 part 4 storeys) and footprint no longer competes with the tower form of the host building and does not dominate the open space around it. As such the overall footprint of the proposed extension echoes the footprint of the southern section of the host building in terms of its alignment including its easternmost and westernmost building lines and also its overall width and depth. It would also be distanced away from the northern wing of the building by a lightweight glazed staircase giving the extension a sense of subservience. As the extension would not protrude further than the established east and west building lines of the existing building, its visibility would be minimal when viewed from St Edmund's Terrace.

9.7 The majority of the extension would read from the street as three storeys, with a fourth storey set back by a notable distance from the front building line behind a roof terrace. To the rear, the extension would present itself to the garden as a four storey building, but with a reduced ground-floor height due to the rise in land levels from west to east across the site, thereby reducing its impact on the surroundings and preserving the setting of the garden (which to the east is bounded by taller developments).

9.8 There is a visual impact on the Camden-owned three-storey Kingsland Estate to the north which comprises two housing blocks lining a central pedestrian route or 'urban street' which follows a north-south axis; however, the stepped three and four storeys of the northern flank wall which have a horizontal emphasis, do not dominate the view south along the central path as it allows the tower of Barrie House to read as the primary built form. Likewise, the impact of this flank will be insignificant when viewed from Primrose Hill open space beyond and would not therefore be considered to have a harmful impact on the openness of the metropolitan open land to the north.

Detailed design

9.9 In addition to matters of footprint and height, and the resultant bulk, the proposed extension takes a rectilinear form with perimeter horizontal and vertical Portland stone framing which echoes the lines and architectural vocabulary of the existing Barrie House tower. The extension is broken down in terms of its scale by floor-to-ceiling heights which are comparable with those of the existing building (although at different levels from the existing building which has a slightly raised ground floor whereas the new dwellings will have step-free access from the existing ground level). As a result the scale of the extension, albeit a smaller built form, would complement that of the host building. The modelling of the principal front and rear elevations of the extension, however, would deliberately differ from the elevational treatment of the existing building, so as to differentiate the two blocks architecturally. Copying the existing facades would be inappropriate both in terms of function and hierarchy, as they follow a post-war design with ribbon windows, brick aprons and low floor-to-ceiling heights. The proposed elevation treatment of the extension instead relies on inserting sizeable areas of glass

within the horizontal and vertical framing, recessed back to be subordinate, allowing the host building to read as the primary building on the site. The large areas of glass will be shielded by folding anodized aluminium louvred screens, to provide privacy and to prevent solar gain. Balconies and folding screens would be fronted by anodized metal balustrading with a vertical emphasis, helping to break down the scale of the elevational treatment. The solid elements would be constructed in brick, the colour, texture and bond of which would be secured by condition. Brick is considered a suitable facing material as it would complement the facades of the existing building which have a pinkish hue and is a material widely used locally.

Basement and lightwells

9.10 The basement of the proposed extension would principally manifest itself as rear lightwells on the south side adjacent to the existing garden, and adjacent to the one-storey annexe of the existing Barrie House building. They would be a notable distance away from St Edmund's Terrace, so as not to be visible, and would not be seen from Broxwood Way or the Kingsland Estate. It is therefore considered that they would have no impact from the public realm, and therefore there will be no negative impact on the surrounding area.

Boundary treatment

9.11 The success of the proposed scheme depends on its integration onto the site through sensitive soft and hard landscaping, particularly at the front of the property which is predominantly of a hard nature and more open aspect. At the front, the setting of the extension would benefit from greening as a continuation of the grassed areas surrounding the tower of Barrie House, as well as incorporating essential elements such as bin and bike stores which otherwise may read as add-on elements when seen from Broxwood Way. The increase in height is questioned of the boundary treatment to the majority of the site, including the St Edmund's Terrace frontage to the south of the existing tower and the majority of the Broxwood Way frontage. The existence of an historic boundary treatment along the private garden frontage to St Edmund's Terrace is not considered an appropriate precedent for the immediate context of the tower occupying a prominent corner site, which is of a more open and visually permeable character, and neither for the proposed extension to its east. It is therefore recommended that the detailed design of landscaping both hard and soft, including the design of boundary treatments and the specifications for planting schemes, should be secured by condition.

9.12 As the success of the proposed development depends on the quality of its overall detail and the careful selection of facing materials and building components in terms of their materials, finishes, texture, colour and overall detailed design, together with sensitive landscaping in terms of planting scheme and construction detailing, it is recommended that any consent stipulates that the existing design architects are retained for reserved matters and the full implementation of an approved scheme. This would be secured by s106 legal agreement.

Loss of garden

9.13 Local residents are concerned about the loss of garden space due to the new extension and relocated car parking area to the front of the site. The proposed parking spaces, repositioning of the driveway and path and provision of new stair to new cycle storage area and new area for refuse would result in the loss of green space not brownfield as suggested. There would be a loss of 42 sq. m of green space as a result of the proposed extension and the relocation of the car parking spaces to the front of the site. This equates to 3.7% of the total area of green space within the site.

10. Basement works

10.1 Policy A5 (Basements) states that the Council will only permit basement development where it is demonstrated that it will not cause harm, structurally, in amenity terms, environmentally or in conservation/design terms.

10.2 There is an existing basement level under Barrie House that is used for storage purposes and plant. Part of the basement cannot be used due to restricted floor to ceiling heights of approximately 2.25m. It is proposed to excavate below the part of the existing basement level of Barrie House that is currently unused by 0.85m in depth to create a new cycle storage area and associated lightwell to provide access stair from ground floor level. This section of the basement would measure 3.10m in depth.

10.3 A new single storey basement level would also be created within the new extension to accommodate the lower floor of 4 no. residential duplex units. The basement would measure 396.7 sq. m in footprint by 3.69m in

depth.

10.4 The site has been identified as being in an area of underground constraint for slope stability.

10.5 Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- (a) Neighbouring properties (**complies** – maximum of Burland Category 1 (very slight) and a construction management plan would mitigate impacts during construction);
- (b) The structural ground, or water conditions of the area (**complies** – the revised BIA confirms there will be no impact on land stability or the wider hydrological environment);
- (c) The character and amenity of the area (**complies** – the proposal would include a graded landscaped area to the rear of the basement and a modestly sized lightwell to the front that would preserve the character and amenity of the area);
- (d) The architectural character of the building; and (**complies** – the proposed basement under Barrie House would manifest itself externally by the installation of a new lightwell that would be modest in size (1.45m length by 4.1m (width) and the basement under the new extension would be designed as part of the architectural character of the new build);
- (e) The significance of heritage assets (**complies** – the basement would not impact on heritage assets including the Elsworthy conservation area that lies 140m to the northwest of the site).

10.6 Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- (f) not comprise of more than one storey (**complies** – the new basement is single storey)
- (g) not be built under an existing basement (**complies** – the basement works under Barrie House would include removal of backfill material and lowering of the existing basement floor by 0.85m retaining a single storey basement)
- (h) not exceed 50 % of each garden within the property (**not applicable** as the proposal relates to a block of flats and the new basement and extension would be created as part of the redevelopment of the existing car parking area)
- (i) be less than 1.5 times the footprint of the host building in area (**complies** – the basement works under Barrie House would be 0.88 times the footprint of the host building and the new basement and extension would be created as part of the redevelopment of the existing car parking area)
- (j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation (**complies** - the lowering of the existing basement area under Barrie House would not extend into the garden and the new development (including basement) would be part of the redevelopment of the existing car parking area)
- (k) not extend into or underneath the garden further than 50% of the depth of the garden (**complies** - the lowering of the existing basement area under Barrie House would not extend into the garden and the new development (including basement) would be part of the redevelopment of the existing car parking area)
- (l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building (**complies** - the lowering of the existing basement area under Barrie House would not extend beyond the footprint of the building and the new development (including basement) would be part of the redevelopment of the existing car parking area and would be set back from the neighbouring property boundaries)
- (m) avoid the loss of garden space or trees of townscape or amenity value (**complies** – no garden space or trees of townscape or amenity value would be lost).

10.7 The proposed basement under the new extension would be single storey in depth and would extend 12.43m in width by 27.48m in length. Policy A5 criteria (f) to (m) is in place to ensure that basements are proportionate to the host building and to ensure adequate water drainage and sufficient space to sustain the growth of vegetation and trees. It is more applicable to basements under existing buildings. This site comprises an existing residential block and it is the car parking area that is to be redeveloped. Consequently a number of the criteria (h – l) are not applicable or relevant to the new extension. Supporting text para 6.133 of the Camden Local Plan acknowledges that there can be exceptions to criterion (f.) to (k) which can apply on large comprehensively planned sites. Although the proposal does not fall within the policy definition of a large comprehensively planned site it is unique in that it is for the demolition of a 1960's porter lodge and redevelopment of the existing car park associated with Barrie House. This part of the site does not include

properties that form a more traditional street layout but a unique site where the existing residential block is set back from the street within its own landscaped gardens. Consequently the size of the basement in this location is considered acceptable.

10.8 Any form of basement level development would need to be supported with a Basement Impact Assessment. This is in line with A5 of the Camden Local Plan 2017. A full basement impact assessment produced by Parmarbrook has been submitted in support of the application. Following the consultation period, local residents raised concern about the fact that only damage to properties in Kingsland had been assessed in the BIA. Campbell Reith also raised this issue and requested the submission of a damage category assessment of Barrie House, which was prepared and submitted by the applicant as well as secant piled retaining wall design for temporary and permanent conditions. This has been independently reviewed by the Council's independent basement consultant's (Campbell Reith). They concluded that the BIA is adequate and in accordance with policy A5 and guidance contained in CPG (Basements) 2018.

10.9 The form of the construction of the basement to the residential block would consist of underpinning three of the existing shallow pad foundations, and the construction of an L shaped retaining wall to the perimeter of the existing structure which is not below the existing load bearing structure. The pad foundations around the existing portion of the basement are indicated as being at a level below the required basement formation level and are not indicated as requiring underpinning. A new ground bearing RC basement slab is proposed to form the extended basement slab level.

10.10 The damage category assessment predicts movements in line with a maximum of Burland Category 1 (Very Slight) damage for Barrie House and for neighbouring properties, which the Audit accepts. The basement would be formed using underpinning techniques to construct the perimeter retaining walls, and the Audit confirms that suitable permanent and temporary propping arrangements have been provided, as well as outline calculations for retaining walls, slabs and foundations, with the assumptions clearly stated. The Audit considers them to be reasonable.

10.11 The site is within the Environmental Agencies Inner Source Protection Zone 1 relating to the Barrow Hill reservoir. The Audit accepts that there are no potential impacts on subterranean flows on or from surface water providing the SuDS recommendations are incorporated into the design. These would be secured by condition (see sustainability paragraph below for further details). The Audit also accepts that the surrounding slopes are stable.

10.12 Due to the sensitive nature of carrying out underpinning to an existing residential block and the potential sensitivity of a 1950's framed structure to ground movements, a further level of detail of the proposed construction methodology would be required for the temporary works that would be not be possible to assess at the planning stage. This would be sought through a basement construction plan (BCP) and would be required to be secured by s106 legal agreement. The BCP would contain the following:

- Detailed construction method of all underpinning works associated with the existing multi storey building (Barrie House).
- Sequence of underpinning construction, including how access to form each underpin is to be gained, and details of any temporary works excavations beneath the existing building.
- Details of temporary works/propping to stabilise both the underpinning in the temporary case, and any temporary excavations.
- Bearing pressure calculations in the temporary case, with justification of the acceptability of bearing pressures for the duration required for the temporary case.

10.13 The Audit confirms that the BIA has met the requirements of policy A5 and CPG Basements for the identification of the potential impacts of the proposed basement construction and the proposed mitigation.

10.14 The appointment of a suitably qualified chartered engineer to oversee the permanent and temporary basement construction works will be secured by a pre-commencement condition to ensure that the basement works are undertaken in compliance with the approved design so that the appearance and structural stability of the neighbouring buildings and the character of the immediate area is safeguarded.

11. Neighbouring amenity

Overlooking

11.1 CPG6 (Amenity) states that there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other to ensure privacy. The proposal would include bedroom window openings at first, second and third floor levels on the southern side of the extension that would be within 16.5m of the windows on the northern side elevation of Barrie House. Whilst there would be an introduction of overlooking it is not considered that this would be to a material level given the separation distances, angles between the windows and their positions within the building. The bedroom windows at first, second and third floor level would have a narrow field of view due to the obscured panels and directional anodised aluminium fins set 0.5m in front of these window openings and would be considered acceptable.

11.2 Notwithstanding the above reasoning, the relationship created between Barrie House and the proposed extension would be considered acceptable within an urban context such as this.

11.3 The private terraces to the west and east of the new residential units would be integral to the building and would not create any overlooking potential. The new private terrace to the flat at third floor level would have openings to the north and south. However these openings would include 1.8m timber screens that would screen views from the relevant sections of the terrace towards the north or south. A condition would be attached to ensure that this has been installed prior to the use of these terraces.

11.4 The plans appear to include an access door from the third floor terrace area at the front of the building onto a roof of the four storey extension. This could have potential to create a large roof terrace measuring 65 sq. m that may cause harmful overlooking and associated noise and disturbance to the neighbouring occupiers of Barrie House. A condition would be attached to restrict the use of any flat roof areas for access and maintenance purposes only.

Daylight and sunlight

11.5 The daylight and sunlight report prepared by Malcolm Hollis provides an assessment of the potential impact of the development on sunlight, daylight and overshadowing to neighbouring residential properties based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A good Practice Guide (2011)'. The assessment is based upon a measured survey and is supplemented by a site inspection (external only).

11.6 The daylight and sunlight report assessed all surrounding residential properties. They include the following:

- 1-45 Searle House, Cecil Grove
- 1-72 Kingsland, Broxwood Way
- Regent's Heights (35 St Edmunds Terrace)
- Parkwood (22 St Edmunds Terrace)
- Barrie House (29 St Edmunds Terrace)

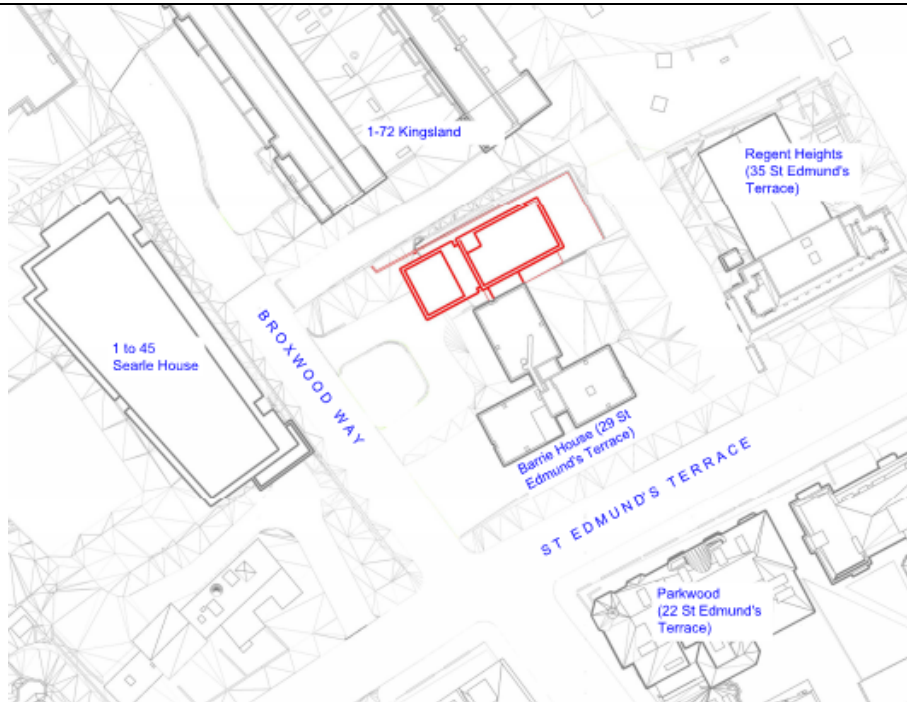


Figure 1: Location of the properties identified in the daylight and sunlight assessment whose windows have been tested

11.7 The report makes use of four standards in the assessment of existing versus proposed daylight and sunlight levels:

- Vertical Sky Component (VSC) - A measure of the amount of sky visible at the centre of a window. The BRE considers that daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (i.e. a reduction of more than 20%) its former value
- No Sky Line (NSL) - The area at desk level inside a room that will have a direct view of the sky. The NSL figure can be reduced by up to 20% before the daylight loss is noticeable
- Average Daylight Factor (ADF) - A measure of the ratio of the luminance in a room to the external unobstructed sky. It is mostly used to assess daylight in new dwellings but can be an additional test to VSC when the layout of the existing units are known
- Annual Probable Sunlight Hour (APSH) - A measure of the amount of sunlight that windows within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches unobstructed ground across the whole year and also as a measure over the winter period. BRE recommends attainment of 25% APSH and 5% measured for the winter months only.

11.8 The BRE guidelines state that a room will receive a good level of daylight if it has a vertical sky component (VSC) of 27% or more. Where the VSC is reduced to less than 27% and is less than 0.8 times its former value there will be a noticeable loss of light. The BRE states that these guidelines are not mandatory and should be applied flexibly.

11.9 The daylight and sunlight report acknowledges that of the 223 windows that have been assessed in Barrie House, 1-72 Kingsland (Broxwood Way), Regent Heights (no. 35 St Edmunds Terrace), Parkwood (22 St Edmunds terrace) and 1-45 Searle House (Cecil Grove) 4 (2%) windows would fall below the BRE criteria and 219 (98%) would meet the criteria.

1-45 Searle House

Daylight

11.10 The five storey residential block of flats is located to the west of the site and has front windows overlooking it. The submitted study has assessed 56 windows on the ground to third floors. The front elevation

facing Broxwood Way (see figure 2 below) has windows that are recessed behind balconies and windows within projecting elevations that sit behind recessed brick work. The recess brick obstructs the daylight and sunlight potential for the windows and rooms behind them. They project beyond the glazing and materially impair the windows daylight potential. The submitted daylight and sunlight report shows that one of the ground floor windows (W2) that is set behind recessed brick has an existing VSC value (i.e without the proposed development in place) of 3.52%. With the proposed development in place it falls to 2.4% which is 0.68% of its former value. A further assessment was undertaken with this window set flush with the front elevation. In comparison the window has an existing VSC value of 27.35% and falls to 26.20% with the proposed development in place. This shows that in some cases the window that is set behind recess brick reduces the daylight potential to the window by a factor of 23. Due to this constraint imposed by the recessed brickwork in front of the window, it leads to an existing VSC of 3.52%. The reductions caused by the proposed development would result in one window failing the BRE guidelines recommendation for VSC. An analysis of the transgression shows that the existing value of 3.52% would be reduced to 2.4%. This value is low in the first place and the absolute reduction so slight (0.14%) that no meaningful change in daylight amenity could be experienced within the room and therefore the effect on this window would be considered negligible.

Sunlight

11.11 With respect to sunlight, of the 12 windows that have been assessed, all 12 (100%) meet the BRE recommendation in respect of the APSH sunlight analysis.

Barrie House

11.12 The 8 storey residential block of flats is located to the south of the extension and has side windows overlooking it.

Daylight

11.13 The submitted study has assessed 37 windows. Of these 37 windows 33 (89%) would meet the BRE's numeric criteria and 4 (11%) would not meet the guidance. Three of the windows would be located on the northern elevation at ground, first and second floor level and one at ground floor level facing west. Three of these windows are north facing modestly sized secondary windows. The habitable rooms that the secondary windows serve are open plan living / dining rooms that are also served by large rectangular dual aspect windows facing west and east. Given that the other windows serving these rooms meet the BRE criteria it is considered that the proposal would not have a harmful impact on the daylight levels received into the rooms served by these windows.

11.14 An additional living room window in the ground floor flat would not meet the guidance but would retain the VSC value of 0.77 times the former VSC value. The BRE Guidance suggests that if a window retains 0.8 times the former daylight value then the loss of light would not be noticeable so this failure (0.03) can be considered as relatively marginal.

Sunlight

11.15 The proposed three storey extension would result in the blocking up of three of these windows at ground, first and second floor levels. It must be noted that these windows are secondary windows that are north facing. There would be no material loss of sunlight to these windows. Of the 8 windows that have been assessed, all 8 (100%) meet the BRE recommendation in respect of the APSH sunlight analysis.

1-72 Kingsland, Broxwood Way

Daylight:

11.16 The 3-4 storey residential block of flats is located to the north of the site. There are two blocks of flats that are perpendicular to the northern boundary of the site where the new extension would be located. Windows on the front and rear elevation of the flats have oblique views over the site. The submitted study has assessed 9 windows of the dwellings that are located immediately adjacent to the application site. Of the 9 windows that have been assessed, all 9 windows (100%) would meet the BRE recommendations in respect of daylight.

Sunlight:

11.17 Of the 9 windows that have been assessed, all 9 windows (100%) would meet the BRE recommendation in respect of APSH sunlight analysis.

Regent's Heights (35 St Edmunds Terrace)

11.18 The residential building at Regent's Heights lies to the north east of the site and comprises a part 3, part 5, part 6 storey building that is a 'T' shape. The three storey element to the rear of block includes residential flats that have windows that are southeast facing allowing direct views over the application site. Of the 32 windows that have been assessed, all 32 (100%) would meet the BRE recommendation in respect of daylight and sunlight.

Parkwood (22 St Edmunds Terrace)

11.19 The 6 storey residential block at 22 St Edmunds Terrace lies to the south of the application site and falls within the City of Westminster. The front elevation of the building includes window openings that face directly onto the southern side elevation of Barrie House itself. Of all the windows that have been assessed, they all would meet the BRE recommendation in respect of daylight.

11.20 Concerns have been raised by local residents about the accuracy of the daylight and sunlight report that has been submitted in support of the application. The standards and test calculations included in the report are based on the BRE 'Site layout Planning for Daylight and Sunlight guide which is in line with the advice provided in the Camden Local Plan 2017 supporting paragraph 6.5 (sunlight, daylight and overshadowing). It states that the Council would take this document into account in order to make an assessment on whether acceptable levels of daylight and sunlight are available to neighbouring windows in relation to a development. The relevant computer modelling and associated tests have been carried out in line with this guide and are considered reasonable and accurate.

Outlook

11.21 The existing flats within Barrie House are orientated west to east in the northern part of the block and north to south in the southern part of the block fronting St Edmunds Terrace. The flats within the northern block have windows that face west to east that would remain unaffected by the proposed development in terms of outlook. There are small, secondary window openings centrally located within the northern elevation of this block. Three of the windows at ground, first and second floor level would be blocked by the proposed extension that would abut the window on the ground floor level and would be set away from the windows at first, second and third floor levels by 2.13m. The rooms that these windows serve are open plan living room and dining room areas that are served by large picture windows that face west and east. Consequently the amenity of these flats in terms of outlook is considered acceptable.

11.22 Due to the height and length of the extension the north facing windows of 6 of the existing flats at first, second and third floor levels within the southern block would overlook the new extension that would be located approximately 16.5m away. The flats currently look out over the existing carpark towards Kingsland to the north and Primrose Hill beyond. The proposed extension would alter and reduce the outlook from the kitchen and dining / living room windows of these flats. It must be noted that the windows of the flats within the southern block of Barrie House looking north would still have views beyond the extension to the north east and north west. They would also have views south over St Edmunds Terrace towards Parkwood at 22 St Edmunds Terrace. In terms of outlook whilst the proposed development will clearly be visible it is unlikely to result in a feeling of claustrophobia and enclosure within the rooms of the surrounding properties which is what outlook seeks to deal with.

Noise and disturbance

11.23 A new plant enclosure would be installed on the roof of the new extension. An acoustic report has been prepared and submitted in support of the application. A 24 hour noise survey was undertaken between 08:05hrs on Wed 13th and 08:05hrs on Thursday 14th December 2017 to identify prevailing ambient and background noise climates. Details of the fixed plant included within the proposal are not known at this time. Therefore the report identified a noise limit of 31dB LAeq, 1hour at the nearest noise sensitive residential façade for the applicants fixed plant. The noise limit was based on Camden's design criterion of 10dB below background noise for fixed plant (Noise Policy detailed in Appendix 3 – Camden Local Plan 2017) and the lowest background noise level 41dB LA90,15mins recorded during the noise survey. The noise report has been reviewed by the Council's Environmental Health officer and they have confirmed that the proposal would comply with the Council's minimum noise level requirements and is therefore considered satisfactory. A condition would be attached to any permission to ensure that this minimum noise level is achieved and maintained and that the details of associated acoustic isolation and anti-vibration measures would be submitted to and approved by the Council.

Increased noise from new residents

11.24 Concern has been raised that the proposed development would increase noise and disturbance due to additional occupiers and provision of outdoor terraces. It is acknowledged that the site would be more intensely used in line with Camden policy and the London Plan to optimise development. However the creation of an additional 9 residential units would not be considered to harmfully increase noise levels to the detriment of the amenity of the neighbouring occupiers.

Construction noise

11.25 Local residents are concerned about the building process in terms of the length of time that it would be undertaken and the noise and disturbance associated with the works. The impact of the construction works is for a temporary period in time. The noise associated with the construction works would be controlled through the construction management plan (see Transport section 13 below)

12. Land contamination

11.26 The site is identified as having contaminated sites potential. It has no historical industrial use however there is a former reservoir adjacent to the site which is considered low risk of having the potential to cause ground contamination. However, areas within Camden contain made ground containing elevated levels of lead, which could pose a risk to site workers exposed to disturbed ground during site works. The Council's Environmental Health Officer has recommended that contaminated land conditions be attached to any permission for medium risk situations. This would include a written detailed scheme of assessment to assess the scale and nature of potential contamination risks on the site, a site investigation in line with the scheme of assessment and the submission of remediation scheme and modifications to the mediation scheme (if necessary).

13. Transport

Existing and proposed car parking

11.27 Policy T2 of the Local Plan requires developments to be car free. There are currently 14 off-street parking spaces on the site. From details contained within previous submissions to the Council it would appear that 8 of the existing car parking spaces are used by the residents of the flats of Barrie House who are permit holders and two of these have been sold on a long lease to one of the residents. The existing car parking area is restricted in terms of the recommended isle width in relation to the angle of the bays and it would appear difficult to turn and manoeuvring into and out of a car parking space when the car parking area is fully occupied. One of the marked spaces (no. 14) lies partially outside the existing entrance barrier to the car parking area.

11.28 The number of existing car parking spaces on site would be reduced as a result of the proposal from 14 to 10. The 10 new spaces would be in a reconfigured layout closer to the vehicular entrance to the front of the site and would be allocated to existing residents who currently benefit from a parking space, sold with the flats. Local residents have raised concerns regarding the low level of car parking provision which they feel is unlikely to accommodate demand by the existing leaseholders who lease a car parking space and would result in an increase in on-street car parking in the area. The allocation of the car parking spaces would be a private matter between the freeholder and the existing leaseholders/tenants of Barrie House. A condition would be attached to any permission to ensure that the relocated car parking spaces are provided and available prior to the occupation of the new residential flats.

11.29 The site is located within Controlled Parking Zone CA1, whereby parking is restricted to the relevant bays Monday to Friday between 08:30 – 18:30. It is acknowledged that there will be a loss of existing parking spaces on site. The Council support the reduction in on-site car parking spaces.

11.30 Local residents are concerned that this will displace existing residents to on-street spaces which are only available on the north side of St Edmunds Terrace (remaining streets controlled by Westminster and only available to their residents) forcing people to walk 10 minutes through Primrose Hill Park to get back to their flat. The applicant has confirmed that the relocated parking spaces are to be provided for existing residents who currently benefit from a parking space, sold with the flats. Other leases for the informal and substandard

parking spaces currently on site is provided on a temporary basis for a period of one year. This would not be offered in the new development.

11.31 Due to the sloping topography of the site the car parking spaces would not be level and would not be adapted to suit a wheelchair user M4(3). Two of the parking spaces within close proximity to Barrie House would be adaptable to be M4(2) compliant with the introduction of a dropped kerb. However access between the parking bay and the principle existing entrance of Barrie House is not step free and so parking provision would not meet the requirements of M4(2). Taking into consideration the physical constraints of the site and the fact that the existing car parking spaces are on sloping ground this element of the proposal would be considered acceptable.

11.32 In accordance with policy T2 the 9 new residential units would be required to be car-free which means that the new residents would not have access to on-site parking and would be unable to obtain parking permits for the adjacent controlled parking zone. This would be secured through s106 legal agreement. The applicant has accepted the principle of the car-free housing.

11.33 A number of residents have raised particular concern about the parking situation on Broxwood Way. This is a private road that is not maintained by the Council or the owners of the application site. The 'illegal parking,' which residents say is common place can only be addressed by the owners of this road who need to ensure their parking restrictions.

Cycle parking

11.34 Policy T1 promotes accessible, secure cycle parking facilities as well as the provision of facilities including changing rooms, showers and lockers. The London Plan provides guidance on minimum cycle parking standards and these are outlined in Table 6.3 of the London plan. Based on the number of bedrooms within each of the flats (1 x 1 bed and 8 x 2+ bedrooms) a minimum of 17 cycle parking spaces would be required to be provided on-site. The ground floor plans show a secure cycle store area for 21 cycle parking spaces. This would consist of 18 long stay spaces for residents and 3 short stay spaces for visitors. The 3 short stay spaces would be located near the entrance to the site from St Edmund's Terrace that would be considered acceptable. The 18 long stay spaces would be provided in a 2-tier racks in a dedicated bicycle store within the building at lower ground floor level. The bike store has been designed in accordance with CPG7 (Transport) and would be considered acceptable.

11.35 Originally there was concern that a step-free access route had not been provided to the bike store at basement level. Revised plans have been received in relation to the cycle storage area at ground floor level to show a step-free route between the ground floor and the lift that would serve the basement cycle store. The Council's transport team has reviewed the plans and has confirmed that this is satisfactory.

Construction and construction management plans (CMP)

11.36 Policy A1 (Managing the impact of development) and T4 (Sustainable movement of goods and materials) states that Construction Management Plans (CMP) should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area.

11.37 Given the nature of the development there will be significant impacts on the amenity of the current occupiers of Barrie House in terms of noise and disturbance during demolition and construction works. The residents of Barrie House include a number of people who are in protected groups in terms of age (young people and older residents as well as those with disabilities). The potential impacts from the demolition of the existing porter lodge building and the construction of the new building (including piling works) would be best managed through a construction management plan. A CMP outlines how construction work will be carried out and how this work would be serviced (e.g. delivery of materials, set down and collection of skips etc) with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. A CMP would be required to be secured as a s106 planning obligation for this development. A financial contribution would also need to be secured to cover the costs of reviewing the CMP of £7,565. This would also be secured by s106 legal agreement.

11.38 Local residents have raised considerable concerns about the basement and construction works and how

this would be carried out. As there are existing residents who live in Barrie House who are elderly and frail and also very young children it is considered essential to establish a construction working group with local residents who are particularly affected by the proposal as well as local ward councillors in order to address their concerns prior to the commencement of construction on-site. This would be secured through the s106 legal agreement. Direct impacts from the construction will be short lived in the context of the delivery of permanent residential homes in the borough.

Highways works

11.39 The Local Plan states, under policy A1, that 'Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces.' Any damage to facilitate the development would need to be repaired. A highways contribution of £10,000 would be required for any repair, repaving and tying in works created by the development and would be secured by s106 planning obligation.

14. Sustainability design and construction

14.1 The Local Plan requires development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption. Policy CC2 of the Local Plan requires development to be resilient to climate change through increasing permeable surfaces and using Sustainable Drainage Systems, incorporating bio-diverse roofs/green and blue roofs/green walls where appropriate and including measures to reduce the impact of urban and dwelling overheating.

The site and the proposal

14.2 The proposal fully maximises the site and the scheme uses an existing car parking area. The principle of the scheme is therefore considered sustainable.

Energy

14.3 The proposals for the site are for a housing development for 9 new residential dwellings. The applicants have submitted an energy statement in support of the application. Following concerns raised by the Council's Sustainability Officer in relation to various shortcomings in the Be Lean, Be Clean, Be Green sections of the energy hierarchy the applicants submitted a revised energy statement, ground source heat pump feasibility study and overheating analysis. All viable measures in the 'Be Lean, and Be Clean sections of the energy hierarchy have been maximised for the development. However the Be Green section of the hierarchy in terms of renewable energy contributions falls short of the 20% target achieving 13.6%.

14.4 The revised energy statement suggests that ground source heat pumps could technically be accommodated in the western carpark to provide space heating to Barrie House subject to identifying any buried utilities that may be present to increase the renewable energy contribution. The findings of the report however suggest that a heat pump strategy could not be carried forward based on high costs. The Council's Sustainability Officer has reviewed the revised statement and disagrees with the findings. It would be recommended that the applicant commit to investigating the technology further as a component of the space heating strategy, with a presumption of incorporating it into the scheme, if found feasible, in order to help the scheme meet the renewable energy targets (CC1 and London Plan) and promote low-carbon building design (CC2 and London Plan). This would be secured by s106 legal agreement.

14.5 The proposed photo-voltaic (PV) panels would be installed on approximately 20 sq. m on the fourth floor roof of the development. The energy statement suggested that these would be orientated south westwards and tilted at 30 degrees however no detailed drawings have been submitted of the PV arrays in terms of their orientation and tilt. A condition would be attached requiring details to be submitted.

14.6 The proposed development would achieve an overall carbon reduction of 21.6% which meets and exceeds the minimum 19% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L 2013 in accordance with the London Plan requirements.

Sustainability

14.7 The applicants have submitted a sustainability and energy statement showing how the development would

implement the sustainable design principles set out in Policy CC2 and demonstrating that the residential development is capable of achieving a maximum internal water use of 105 litres per day.

14.8 Water use will be reduced to a maximum of 105l/person/day through the use of low flow equipment which meets the standards set out in Policy CC3. Water meters will be provided, to be monitored remotely.

14.9 A sedum roof or plug-planted roof would be proposed for available sections of the roof of the extension. This is welcomed however the applicant should consider committing to a more sustainable alternative where feasible and a hybrid green/blue roof feasibility study would be required to be submitted. A condition would be attached requiring a feasibility study to be undertaken to explore this option.

15. Flood risk and drainage

15.1 Camden Local Plan policy CC3 is relevant with regards to flood risk and drainage. The site is not located within a flood zone on the Flood Map for Planning (Gov.uk, 2018). However it is in close proximity to the Barrow Hill Reservoir.

15.2 A SuDS Assessment has been submitted in support of the application. Greenfield rates are targeted for 1 in 100 years plus climate change at 40% uplift. The sustainable urban strategy would include a cellular attenuation storage tank with capacity of 56 m³ under the proposed car parking spaces to the front of the site. Other measures would include permeable paving and blue/green roof. The Surface Water Drainage Statement demonstrates that there would be no increase in flood risk to the site or neighbouring properties. A condition would be attached to ensure that these measures are secured.

Surface water drainage

15.3 The proposal includes excavation of part of an existing basement under Barrie House and a new basement under the proposed extension. Thames Water was consulted on the application and has advised that corporate GIS shows trunk mains on all four sides of this site. It appears that the proposed development north of the existing building is sited over two parallel trunk mains. Thames Water will not allow any building within 5 metres of trunk mains. Following this advice further clarification on this matter was sought from Thames Water to understand the exact location of the trunk mains and if the development would be located within the 5m restriction area. .

15.4 Thames Water has recommended that a piling method statement be submitted in consultation with them to ensure that any piling would not impact on local underground water utility infrastructure. A condition would be attached to secure these details. This would ensure that the Thames Water would review the detailed information in relation to the location of the trunk mains and the proposed extension to ensure its protection.

15.5 The applicant has advised that the water pipes from Barrow Hill Reservoir have been upgraded as part of extensive works to the reservoir in 2014. Following the consultation period the local residents have raised concerns that *"the water pipes have been leaking into the grounds for years"*. Correspondence was sent to Thames Water enquiring if this was something that they were aware of but no response was received to clarify these issues.

15.6 Thames Water has recommended a number of informatives be attached to any planning permission relating to procedures associated with their infrastructure and measures to reduce waterflow into the mains. They have also recommended that the applicant should contact Thames Water to discuss their proposed development in more detail. It must also be noted that the basement construction plan would be drafted to include damage to the underground infrastructure.

Sewerage infrastructure

15.7 Thames Water would advise that with regard to sewerage infrastructure capacity, they would not have any objection to the above planning application.

16. Air quality

16.1 Policy CC4 of the Local Plan requires the submission of air quality assessments for developments that could cause harm to air quality. Mitigation measures are expected in developments located in areas of poor air

quality. The site borders an area of poor air quality as it is set back from Prince Albert Road and Avenue Road. The applicant has submitted an Air Quality Assessment (AQA) as part of this application. The assessment calculated that the scheme would be Air Quality Neutral against building emissions benchmarks. There would be a reduction in parking availability therefore transport emissions for the new development would be zero. The proposed gas boilers would be of the ultra-low NOx kind.

16.2 The assessment shows that occupants of the new development would not be exposed to concentration levels that would exceed the annual long-term limits for NO2.

Dust

16.3 As a medium scale scheme real-time monitoring would be required and secured by condition allowing for at least 3 months' monitoring and analysis prior to any works commencing on site. The applicant would be required to include scheme specific mitigation measures relevant to the level of identified risk (Medium). Given the sensitivity of the site and the scale of construction associated with the proposal, the construction management plan would secure a range of measures to ensure best practice mitigations of the impacts on air quality. This would include a commitment for the applicant to follow the Mayor's SPG checklist and would include all highly recommended items within the checklist in appendix 7 of the Mayor's SPG 'Controlling Dust and Emissions during Construction and Demolition'. These would include practices such as carrying out regular site inspections to monitor compliance with air quality and dust control procedures and implementing wheel washing system.

16.4 This would also include a commitment to ensuring that electric motor generators are used instead of diesel motor generators during the construction phase. These measures would be secured as part of the CMP using Camden's standard proforma in the s106 legal agreement. It must also be noted that a condition would be attached to ensure that all non-road mobile machinery used on the site during the demolition and construction phases would be required to meet Stage IIIB of EU Directive 97/68/EC.

17 Nature conservation and biodiversity

17.1 Camden Local Plan 2017 policy A3 seeks to protect, manage and enhance biodiversity. Due to the proximity of the development to The Regents Park and The Regents Canal both of which are Metropolitan Sites of Importance for Nature Conservation, the applicant was required to complete an assessment of any ecological impacts and opportunities arising from the proposed development. A Preliminary Ecological Appraisal produced by Eight Associates was submitted to support the application. The consultant undertook a desktop Phase 1 habitat survey and protected species risk assessment.

17.2 An initial inspection of Barrie House was undertaken for roosting bats however the building is in generally good condition with no features seen that could accommodate roosting bats. Submitted report show that there was no potential for other protected species or habitats on the site.

17.3 The site sits within the London B-Line, and close to two metropolitan sites of importance for nature conservation and therefore has the potential to play an important role in ecological connectivity. The appraisal made further recommendations to aim to incorporate features that would result in a net biodiversity gain for the site. This would include biodiverse roof (see sustainability section above regarding roof type), inclusion of mammal access holes, external lighting, and installation of two bat boxes and incorporation of native or fruiting and flowering plant species. Conditions would be attached to secure these recommendations. The development is considered to be in accordance with policy A3.

18 Trees and landscaping

18.1 Policy A2 of the Local Plan seeks to protect enhance and improve access to Camden's open spaces and other green infrastructure.

Trees

18.2 An arboricultural report has been submitted in support of the application. The Council's Tree Officer has reviewed the document. The application involves the removal of 15 trees (T2, 3, 4, 8, 9, 11, 13, 16, 17, 18, 20, 22, 25, 26, and 27). The majority of these trees are of low significance, the east (rear) of the site is considered to be too densely planted and has not been actively managed which has resulted in trees achieving poor form

as they have not been afforded the space required to reach their potential. Some trees proposed for removal are self-sown which has resulted in them growing in locations that are unsustainable in the medium/long term.

18.3 All of the trees proposed to be removed are either cat C. (low quality) or cat. U. (Poor quality – unsuitable for retention irrespective of development) in line with BS5837:2012 – “Trees in relation to design, demolition and construction”. As such, provided replacement trees are planted the proposed tree removals are considered acceptable from a planning perspective.

18.4 T11, a 19m mature ash tree is a significant tree in terms of the provision of visual amenity for the public from the Barrie Way frontage of the site. However, this tree is host to *Innonotus hispidus*, a fungal organism which causes significant decay which is likely to result in the tree failing. This tree is proposed to be removed on the grounds of safety, irrespective of development.

18.5 The most significant trees on site are proposed to be retained. In some locations excavation is proposed within the root protection areas (RPAs) of trees to be retained. The level of RPA incursion is considered low and is not considered to adversely affect those trees provided the arboricultural method statement is implemented. A condition would be attached to secure this.

18.6 The Council's Tree Officer confirmed that the tree protection details and arboricultural method statement would be considered sufficient to demonstrate that the trees to be retained would be adequately protected throughout development.

Landscaping

18.7 A landscaping statement was submitted in support of the application. The DRP panel acknowledged the importance of the current building and its garden setting and were clear that the same importance should be placed on the new extension and its relationship to the landscaped garden setting. The successful establishment of the trees/planting within the forecourt/car park is considered integral to achieving maximum screening to the parking area to retain the garden feel of the site. Following discussions with the applicant they explored options for softening the appearance of large areas of hardstanding and a more detailed landscape proposal was submitted providing further details of tree planting in both species and number. The planting of new trees within the new car parking area on the Broxwood Way frontage of the site would help to soften the hard landscaping to the front of Barrie House.

18.8 The Council's Tree Officer has reviewed the landscaping details and considers that they are sufficient to demonstrate that the hard and soft landscaping can be suitable for the site of high quality design and to enhance the biodiversity of the site but does not contain sufficient detail to be fully comprehensive. As such, a condition would be required requesting details of hard and soft landscaping.

19 Community safety

19.1 Policy C5 and CPG (Design) are relevant with regards to secure by design. Policy C5 requires development to demonstrate that they have incorporated design principles that contribute to community safety and security. A 'Secure by Design' statement has been submitted as part of the Design and Access Statement, which was created in consultation with the Designing Out Crime Officer. The development incorporates specifically designed doors, windows, post boxes, railings, access controls for pedestrian gates and cycle storage areas, utility meters, lifts, lighting, and alarms.

19.2 The Designing Out Crime Officer did raise the issue of the existing primary entrance to Barrie House. He advised that it should be brought forward to eliminate the alcove and the 'blind spot' that is created for the pedestrians approaching it from the footpath. The entrance at Barrie House was retained in order to create a breathing space between the existing building and the new building. The Designing Out Crime Officer has raised no further objections to the scheme.

20 Waste

20.1 Camden Local Plan policy CC5 (Waste) and Camden Planning Guidance 1 (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables

is provided in all developments. A refuse and recycling storage area would be located on the western boundary fronting Broxwood Way. A condition would be required to be secured for the details of the location, design and method of waste storage and removal prior to occupation of the development. The final details would be agreed by the Council's Environmental Services Officer.

21 Planning obligations

21.1 The following contributions are required to mitigate the impact of the development on the local area, including local services. These heads of term will mitigate any impact of the proposal on the infrastructure of the area.

| Head of term | Amount |
|---|--------------------|
| Retention of the architects through the detailed design phase | |
| Payment in lieu of affordable housing | £418,912.00 |
| Construction management plan (including monitoring fee) | £7,565.00 |
| Community working group established throughout the construction phase | |
| Car free development | |
| Highways contribution for public highway improvements | £10,000.00 |
| Level plans | |
| Basement construction plan | |
| Energy efficiency and renewable energy plan including a commit to investigating the technology further as a component of the space heating strategy, with a presumption of incorporating it into the scheme | |
| Sustainability plan – sustainability measures for the whole development in accordance with approved statement | |
| TOTAL | £436,477.00 |

22 Mayor of London's Crossrail CIL

22.1 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as it includes the addition of private residential units. Based on the Mayor's CIL charging schedule and the information provided as part of the application, the Mayoral CIL is based at £50 per sq. m. The proposed uplift would be 800 sq. m. The Mayoral CIL payment therefore equates to 800 x £50 per sq. m = £40,000. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation

23 Camden CIL

23.1 The proposal would be liable for the Camden Community Infrastructure Levy (CIL). The site is located within Zone C (Highgate and Hampstead). The estimate based on the uplift of floorspace and the proportion of market housing (£500 x 9 residential units) the Camden CIL liability is £4,500.

24 Conclusion

24.1 The proposed development would result in the creation of 9 new residential dwellings. The level of financial contribution in the form of a payment in lieu of affordable housing is accepted.

24.2 The proposals seek to maximise the use of the site in terms of scale and massing, in accordance with policy objectives. The architecture is a modern interpretation of Barrie House and remains high quality, which is suitably contextual and would not harm any local heritage assets. The bulk and massing is considered acceptable. Officers are satisfied that the proposals would provide a high quality development that is suitable in relation to its sensitive context.

24.3 The proposals have been carefully designed to have an acceptable relationship with neighbouring occupiers and would not impact on their amenity or on the amenity of any of the proposed dwellings, in terms of light, privacy or outlook. Any overlooking would be mitigated by conditions.

24.4 The proposal is car-free which officers welcome. A Construction management plan and highways contributions are included as heads of terms and would be secured by s106 legal agreement.

24.5 Overall officers strongly welcome the provision of new housing and the high quality architecture. Given the above, the development would be appropriate and in accordance with the relevant National and regional Guidance, Camden Local Plan policies and Camden Planning Guidance for the reason noted above.

25 Recommendation

25.1 Planning permission is recommended subject to conditions and a section 106 legal agreement securing the heads of terms detailed in paragraph 20.1 above.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th February 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr James Huish
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2018/0645/P**

14 February 2019

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

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

Proposal:
Redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension (lower ground, ground and 3/4 storey's) to Barrie House including excavation of a basement level, to provide 9 self-contained residential flats (7 x 2 bed and 2 x 3 bed units), cycle parking, refuse and recycling stores, hard and soft landscaping (including new boundary wall along Broxwood Way) and relocated off-street car parking spaces.

Drawing Nos: E_00 rev A; E_20 rev A; E_21 rev A; E_22 rev A; E_23 rev A; E_24 rev A; E_25 rev A; P_20 rev C; P_21 rev C; P_22 rev C; P_23 rev C; P_24 rev C; P_25 rev A; P_30; P_31; P_32; P_33; P_34; P_35; P_36; P_37; P_38; P_39; P_51; P_52; P_56; Preliminary Ecological Appraisal produced by Eight Associates dated January 2019; Ground Source Heat Pump Feasibility Study produced by Cundall dated October 2018; Overheating Analysis produced by Eight Associates dated September 2018; Report on the Impact on Trees produced by John Cromar's Arboricultural Company Limited dated September 2018; Sustainability Statement Issue no. 3 produced by Eight Associates dated September 2018; Landscape Proposal rev D produced by Exterior Architecture dated September 2018; Energy Assessment Issue no. 2 produced by Eight Associates dated September 2018; Basement Impact Assessment produced by Parmarbrook dated May 2018; Secant Piled Retaining Wall Design for Temporary and Permanent Conditions produced by Parmarbrook dated June 2018; Daylight and Sunlight Report produced by Malcolm Halls dated May 2018; Design and Access Statement produced by Marek Wojciechowski Architects dated November 2017; SuDS Assessment produced by Motion dated January 2018; Acoustic Report produced by Emtec dated December 2017; Draft Construction Management Plan produced by RPS dated December 2017; Planning Statement produced by Montague Evans dated February 2018; Covering letter produced by Montague Evans dated February 2018.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

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

E_00 rev A; E_20 rev A; E_21 rev A; E_22 rev A; E_23 rev A; E_24 rev A; E_25 rev A; P_20 rev C; P_21 rev C; P_22 rev C; P_23 rev C; P_24 rev C; P_25 rev A; P_30; P_31; P_32; P_33; P_34; P_35; P_36; P_37; P_38; P_39; P_51; P_52; P_56; Preliminary Ecological Appraisal produced by Eight Associates dated January 2019; Ground Source Heat Pump Feasibility Study produced by Cundall dated October 2018; Overheating Analysis produced by Eight Associates dated September 2018; Report on the Impact on Trees produced by John Cromar's Arboricultural Company Limited dated September 2018; Sustainability Statement Issue no. 3 produced by Eight Associates dated September 2018; Landscape Proposal rev D produced by Exterior Architecture dated September 2018; Energy Assessment Issue no. 2 produced by Eight Associates dated September 2018; Basement Impact Assessment produced by Parmarbrook dated May 2018; Secant Piled Retaining Wall Design for Temporary and Permanent Conditions produced by Parmarbrook dated June 2018; Daylight and Sunlight Report produced by Malcolm Halls dated May 2018; Design and Access Statement produced by Marek Wojciechowski Architects dated November 2017; SuDS Assessment produced by Motion dated January 2018; Acoustic Report produced by Emtec dated December 2017; Draft Construction Management Plan produced by RPS dated December 2017; Planning Statement produced by Montague Evans dated February 2018; Covering letter produced by Montague Evans dated February 2018.

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

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

c) 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 and the development shall be carried out in accordance with the approval given

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 6 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 policies CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of the superstructure, details of the sound insulation of the floors and walls separating the roof top plant areas from adjacent residential uses (habitable rooms) shall be submitted to and approved in writing by the local planning authority.

The details as approved shall be implemented prior to first occupation of the residential development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the Camden Local Plan 2017.

- 8 Prior to occupation of the new units the bedroom windows of the flats at first, second and third floor levels of the northern and southern side elevations of the development shall be obscure glazed panels and include directional anodised aluminium fins as shown on the drawings hereby approved.

The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 9 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 local planning authority in writing. Such details shall include
- a) details of any proposed earthworks including grading, mounding and other changes in ground levels.
 - b) details shall include details of the tree pits including sectional drawings showing the use of soil cells.

c) design of the boundary treatment and specifications for planting schemes

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

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, and D1 of the Camden Local Plan 2017.

- 10 All hard and soft landscaping works shall be carried out 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, prior to the occupation for the permitted use 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 local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, A5 and D1 of the London Borough of Camden Local Plan 2017.

- 11 Prior to commencement of any works on site, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

Site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 12 The development shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of Barrie House.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

- 13 Before the development commences, details of secure and covered cycle storage area for 21 cycles (18 long stay spaces and 3 short stay spaces) shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 14 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 15 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 16 No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 17 Prior to commencement of development other than site clearance and preparation, a feasibility assessment for a hybrid blue-green roof should be submitted to the local planning authority and approved in writing. If a blue/green roof or green roof are considered feasible, details should be submitted to the local authority and approved in writing. The details shall include the following:
A. detailed maintenance plan

B. details of its construction and the materials used
C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and
D. full planting details including species showing planting of at least 16 plugs per m2.
The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 18 Units 1, 2, 3, 4, 5, 7, 8, and 9 as indicated on plan number/s hereby approved shall be designed and constructed in accordance with Building Regulation Optional Requirements Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation. The units shall thereafter be retained as such.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy C6 of the Camden Local Plan 2017.

- 19 Unit 6, as indicated on the plan number/s hereby approved shall be designed and constructed in accordance with Building Regulations Optional Requirement of Part M4 (3)(2a) Evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation. The units shall thereafter be retained as such.

Reason: To ensure that the wheelchair units would be capable of providing adequate amenity in accordance with policy C6 of the Camden Local Plan 2017.

- 20 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 both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 21 The development hereby approved shall be carried out strictly in accordance with the BIA (and other supporting documents) compiled by Parmarbrook, as well as the recommendations in the Basement Impact Assessment Audit Report Rev. F1 prepared by Campbell Reith, dated July 2018

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 22 A) Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change and shall demonstrate that greenfield run-off rates (5l/s) shall be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings and associated documents.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details shall be submitted to the local planning authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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 CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 23 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the tree protection plan dated 24th September 2018 ref. 1-38-4326/2 by John Cromar's Arboricultural Company Ltd. 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 in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 24 Prior to commencement of development other than site clearance and preparation, a feasibility assessment for ground source heat pumps (GSHP) should be submitted to the local planning authority and approved in writing. If ground source heat pumps are considered feasible, details should be submitted to the local authority and approved in writing.

The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to renewable energy requirements in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 25 Prior to first occupation of the buildings, detailed plans (floor plans and sections) showing the location, extent and degree pitch of the photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 26 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 27 Prior to commencement of development, full details of a lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy should demonstrate how it will minimise impact on wildlife in line with best practice outline in the Institute of Lighting Professionals & Bat Conservation Trust Guidance Note 8/18 Bats & Artificial Lighting in the UK, and with the recommendations in 3.9 of the Ecological Appraisal.

Reason: To limit the impact of light pollution from artificial light on intrinsically dark landscapes, nature conservation and anti-social behaviour, in line with paragraph 125 of the National Planning Policy Framework (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and policies C5 and CC2 of the Camden Local Plan 2017.

- 28 Details of bird and bat nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy A3 of the Camden Local Plan 2017.

- 29 Prior to commencement of works buildings shall be inspected to confirm if any active birds nests are present and any areas not in use by birds should be blocked or covered with netting to prevent birds returning to use them. Wherever possible, works shall be undertaken between September and February inclusive to avoid the main bird breeding season. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest building birds are present. If any nesting birds are present then the works shall not commence until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

- 30 No development shall take place until full details of landscaping for biodiversity have been submitted to and approved in writing by the local planning authority. Such details shall include planting and habitat features for biodiversity, and a maintenance plan, to enhance the strategic wildlife corridor associated with the railway to the south of the site, and the corridor of mature trees and green spaces along Highgate Road. Guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, and helps to enhance missing links in the strategic wildlife corridor, in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 31 The flat roof of the four storey extension shall be accessed for maintenance purpose only and shall not be used as a roof terrace associated with the new residential dwellings hereby approved.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 32 The bedroom windows of the flats at first, second and third floor levels shall not be occupied until the obscure glazed panels and directional anodised aluminium fins have been installed. They shall thereafter be maintained and retained

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 33 Notwithstanding the details shown on the approved plans relating to boundary treatment, details of the boundary treatment shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

Reason: To safeguard the character and appearance of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 6 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.
- 7 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 8 The applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. They would also expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer.
- 9 Thames Water will 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. The developer should take account of this minimum pressure in the design of the proposed development.
- 10 There are large water mains crossing the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
- 11 To the north east of the proposed development sits Barrow Hill Reservoir. There are also easements and wayleaves running throughout the site. These are Thames Water Assets. The company will seek assurances that it will not be affected by the proposed development. The applicant should contact Thames Water to discuss their proposed development in more detail. All enquiries from developers in relation to proposed developments should be made to Thames Waters Developer Services team.

12 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

13 The applicant should contact Thames Water to discuss their proposed development in more detail. All enquiries from developers in relation to proposed developments should be made to Thames Waters Developer Services team. Their contact details are as follows:

Thames Water Developer Services
Reading Mail Room
Rose Kiln Court
Rose Kiln Lane
Reading
RG2 0BY

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate