

Application ref: 2019/4335/P  
Contact: Elaine Quigley  
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Date: 19 June 2020

**Development Management**  
Regeneration and Planning  
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The D\*Haus Company Limited  
Unit 13, Old Dairy Court  
17 Crouch Hill  
London  
N4 4AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**138-140**  
**Highgate Road**  
**London**  
**NW5 1PB**

Proposal: Details of scheme of assessment (part discharge Condition 15), asbestos risk assessment (Condition 16), enhanced sound insulation (Condition 17), chartered engineer details (Condition 20), lighting strategy (Condition 22), bird and bat features (Condition 23), active birds nest evidence (Condition 24), details of landscaping for biodiversity (Condition 25), blue-green roof details (Condition 26), and piling method statement (Condition 30) of planning permission 2018/1528/P dated 09/07/2019 for demolition of petrol station and MOT centre and erection of 3 storey terrace building to provide 6 dwelling houses and associated landscaping.

Drawing Nos: 0067\_LS\_100; 0067\_CD\_RO\_400; 0067\_TWA\_100; Chartered engineer appointment details produced by AMA Consulting Engineers dated 29/07/2019; Risk Assessment and Method Statement produced by Asbestos Essentials dated 25/07/2019; Commencement Notice Asbestos Survey produced by Space Free dated 22/07/2019; Geo-Environmental and Geotechnical Assessment (Ground Investigation) and Basement Impact Assessment produced by Jomas Associates Ltd dated 28/03/2018; Hygiene Inspection Certificate prepared by Asbestos Consultancy and Management Services dated August 2019; Personal/Compliance Test Certificate, Diary Sheet and Four Stage Clearance and Reoccupation Certificate prepared by Asbestos Consultancy and Management Services dated August 2019; Remediation Strategy and Verification Plan produced by Jomas Associates dated 19/08/2019; Method Statement and Risk Assessment produced by Jomas Associates dated 19/08/2019; Demolition Survey dated July 2019; Method Statement, Risk Assessments and C.O.S.H.H Assessments produced by Purkelly dated August 2019; Landscape and Ecology

Mitigation and Management Plan produced by LUC dated September 2019; Noise Impact Assessment rev A prepared by Jomas Associates Ltd dated November 2019.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting permission-

Condition 15 (contamination scheme of assessment) - discharged in part  
The Environmental Health officer has reviewed the reports submitted in support of Condition 15 and supports the assessments undertaken and remediation strategy / validation plan recommendations. This condition can be agreed to be discharged in part with the full condition being discharged once a validation report (based on Jomas Remediation Strategy) demonstrating specified remedial work has been completed.

Condition 16 (asbestos risk assessment)  
The Environmental Health officer has reviewed the scope of works identified in the demolition survey which has been undertaken in accordance with the Health and Safety Executive guidance. On that basis it has been confirmed that this is satisfactory and this condition can be agreed to be discharged.

Condition 17 (enhanced sound insulation)  
Following the submission of a revised noise survey, the Council's Environmental Health officer has confirmed that he is satisfied with the details and this condition can be agreed to be discharged.

Condition 20 (chartered engineer details)  
The letter submitted by Chris Christou from AMA Consulting Engineers includes details of the structural engineer, their qualifications and a scope of works. The details of the appointed engineer's responsibilities and qualifications for the basement construction works are appropriate and acceptable in this case and this condition can be discharged.

Condition 22 (lighting strategy)  
An ecology and mitigation management plan has been submitted in support of the proposal. An ecology lighting strategy has been produced to ensure that the lighting specification considers impacts to wildlife. The Council's nature conservation officer has confirmed that the information is adequate in relation to biodiversity and it is agreed that this condition can be discharged.

Condition 23 (bat and bird nesting features)  
The Council's nature conservation officer has confirmed that the information is adequate in relation to biodiversity and would satisfy the requirements of the condition. It is agreed that this condition can be discharged.

Condition 24 (active bird nest evidence)  
A site visit was undertaken on 19/09/2019 and buildings inspected for evidence of active birds nests. No nesting birds nor nesting features deemed suitable for exclusion netting were identified. The Council's nature conservation officer has confirmed that the information is adequate in relation to biodiversity and it is

agreed that this condition can be discharged.

Condition 25 (details of landscaping for biodiversity)

The Council's nature conservation officer has confirmed that the information is adequate in relation to biodiversity and it is agreed that this condition can be discharged.

Condition 26 (blue/green roof details)

A number of options have been explored and submitted by the applicant in relation to the feasibility of providing a blue/green roof. The Council's Sustainability Officer has reviewed the options and it has been demonstrated to the Council's satisfaction that it will not be feasible to install a blue/green roof on the new development. The details are sufficient to satisfy the condition and it can be agreed to be discharged.

Condition 30 (piling method statement)

Thames Water were consulted regarding the information that was submitted to discharge the piling method statement. They have confirmed that the piling works would not adversely impact Thames Water assets. It has therefore been demonstrated to the Council's satisfaction that the details relating to the piling works would satisfy the requirements of the condition. It is agreed that this condition can be discharged

- 2 An objection was received from a local resident about the construction management plan (CMP) and site working hours. The submission of the CMP is a legal obligation which is a separate matter and would not be assessed as part of this application.

The full impact of the proposed development has already been assessed. The proposed details would protect future occupiers and the amenity of neighbouring occupiers, safeguard the structural stability of neighbouring buildings, conserve local wildlife and improve biodiversity and safeguard underground utility infrastructure.

The proposed development is in general accordance with policies G1, D1, A1, A3, A4, A5, D1, D2, C5, CC2, and CC3 of the London Borough of Camden Local Plan 2017.


- 3 You are reminded that condition Condition 3 (samples); condition 7 (hard and soft landscaping details); condition 10 (overlooking mitigation measures); condition 11 (privacy screens); condition 13 (water efficiency); condition 14 (internal water use); condition 15 (validation report in association with contamination risks); condition 28 (PV's); condition 29 (dust and emissions construction impacts); condition 31 (SuDS); condition 32 (SuDS implementation) of planning permission granted on 09/07/2019 (ref 2018/1528/P) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

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

Daniel Pope  
Chief Planning Officer