

Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

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London Borough of Camden

Planning and Building Development

5 Pancras Square

London N1C 4AG

6th April 2022

Dear Sir/ Madam,

Re: Discharge of Conditions Application Submission
Conditions 10, 26, 27, 28, 29
Broxwood View, 29 St Edmunds Terrace, London, NW8 7QH
Appeal reference: APP/X5210/W/19/3240401

We have been appointed recently by Broxwood View Ltd and are applying for discharge of **conditions 10, 26, 27, 28 and 29** related to the above application.

Condition 10

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. The 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.

Document(s) submitted:

220311 R JER9491 NW Barrie House Phase 1 Geo-Environmental Preliminary Risk Assessment V1 R0, from RPS.

Condition 15

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.

Document(s) submitted:

1034378 Barrie House AQ01 rev A

Condition 26

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.

Document(s) submitted:

7031 - 29 St. Edmunds Terrace - Lighting Strategy, from eight associates.

Condition 27

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.

Document(s) submitted: 7031 - 29 St. Edmunds Terrace - C27 Bat and Bird Box Plan, from eight associates.

Condition 28

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.

Document(s) submitted: 7031 - 29 St. Edmunds Terrace - C28 Nesting Bird Check, from eight associates.

Note: Works are proposed as starting in September 2022.

Condition 29

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.

Document(s) submitted: 7031 - 29 St. Edmunds Terrace - C29 Management Plan

We trust you have enough information to validate this application. If, during the course of the application, there are any queries or minor matters that might result in a refusal we would welcome the opportunity to address them.

Yours sincerely

A handwritten signature in black ink, appearing to read "Andrea Carbogno". The signature is fluid and cursive, with a long horizontal stroke at the end.

Andrea Carbogno

for and on behalf of Carbogno Ceneda Architects Ltd

Encl.