

Application ref: 2022/3879/P  
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**Development Management**  
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Carbogno Ceneda Architects  
Angle House, 48a Anthill Road  
London  
N15 4BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

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

Proposal:

Details of hard and soft landscaping required by condition 8 of planning permission 2018/0645/P allowed on appeal (ref APP/X5210/W/19/3240401) dated 19/03/2020 for redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension to provide 9 self-contained residential flats.

Drawing Nos: 1BX-PL001 rev B; 1BX-LA001 rev B; 1BX-LA002 rev B; P.591 rev P1; P.592 rev P1.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:

A landscape plan including a section showing ground levels and a planting schedule (8a) and tree pits including section drawings showing the use of soil cells (8b) have been submitted.

There would be modest grading of the slope of the land (approx 89mm

maximum increase in height) from the main road to the new car parking spaces within the front forecourt which is considered acceptable. The proposed planting mix includes a range of plant species, hedging and planting of 4 native trees within the front forecourt area which is considered appropriate in this location to improve the biodiversity of the site. Following discussions, the applicant has agreed to reposition the trees so there is more space for them to grow and agreed to revise tree species to include 2 betula utilis trees and 2 acer campestre trees which will enhance biodiversity. The condition required drawings of the tree pits showing the use of soil cells. The applicant has advised that the trees would grow into maturity without the need of any additional cells especially with the permeable paving solution proposed. Despite this, the drawings have been updated to include details showing soil cells under the permeable paving using a system called ArborRaft. A tree guard was included in the original plans; however this has been removed as it is likely to cause maintenance issues in the future. The details have been reviewed by the Council's Tree Officer and are considered satisfactory.

The proposed landscaping will provide significant improvements in terms of visual amenity and biodiversity. Areas of paving would be permeable which is supported. As such, the landscaping scheme is considered acceptable and the details are sufficient to discharge condition 8.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed details are in general accordance with policies A2, A3 and A5 of the Camden Local Plan 2017.

- 2 You are reminded that Condition 4 (sample of materials); Condition 7 (obscure glazing); Condition 24 (PV cells); Condition 31 (boundary treatment); Condition 33 (waste storage); Condition 34 (acoustic isolation) of planning permission 2018/0645/P dated 19/03/2020 allowed at appeal (ref APP/X5210/W/19/3240401) are outstanding and require details to be submitted and approved.
- 3 You are advised that details for Condition 5 (noise assessment); Condition 6 (sound insulation measures); Condition 10 (ground investigation); Condition 16 (blue-green roof feasibility assessment); Condition 19 (appointment of qualified chartered engineer); Condition 21 (SuDS); Condition 22 (tree protection measures); Condition 23 (ground source heat pumps); Condition 25 (method statement for piling); Condition 26 (lighting strategy); Condition 27 (bird and bat nesting features); Condition 28 (active birds nest); Condition 29 (landscaping for biodiversity) of planning permission 2018/0645/P dated 19/03/2020 allowed at appeal (ref APP/X5210/W/19/3240401) have been submitted to the Council and are pending consideration.

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 2021.

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