

Application ref: 2022/1541/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 31 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

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 ground investigation (condition 10), air quality monitors (condition 15), lighting strategy (condition 26), bird and bat nesting features (condition 27), inspection of building for active bird's nests (condition 28) and landscaping for biodiversity (condition 29) required by conditions 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: Covering letter prepared by Carbogno Ceneda Architects dated 06/04/2022; Phase 1 Geo-Environmental Preliminary Risk Assessment prepared by RPS Group dated 25/03/2022; Risk Management Method Statement (RAMS) prepared by Cundall dated 01/04/2022; Lighting Strategy prepared by Eight Associates dated 14/11/2022; Bat and Bird Box plan prepared by Eight Associates dated 28/03/2022; Nesting Bird Check prepared by Eight Associates dated 28/03/2022; Management Plan prepared by Eight Associates dated 28/03/2022; Baseline Dust Monitoring Report prepared by Cundall dated 19/01/2023; EL101 rev P1; EL102; 1BX-LA001 rev B; 1BX-LA002 rev B; 1BX-PL001 rev B; Extract from light fittings brochure (Logic 40 R Moon 93015; Oblix R 70 930; SPIX M 93030; Entero SQ-S X 92720).

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

Informative(s):

1 Reasons for granting approval of details:

Condition 10 (Ground investigation): The ground investigation originally suggested a 300mm cover soil for the site. Following discussions with the Council's Pollution Control officer, further testing of the soils was required for possible contaminants of concern to understand if 300mm cover would be sufficient. A revised report was submitted which confirms that a clean topsoil cover layer of at least 600mm, underlain by an impenetrable geotextile membrane would be installed under any extended or new areas of communal soft landscaped areas. The Council's Pollution Control officer has reviewed the information and confirmed that the 600mm cover soils is a satisfactory approach to protect end users and no further testing would not be required. The details are considered acceptable and are sufficient to discharge the condition. A soils verification report would be required to be submitted to the Council, detailing that the cover system in the communal gardens has been implemented in line with the details hereby approved.

Condition 15 (Air quality monitors): Details of the monitors have been submitted including the location, number and specification of the monitors, including evidence of the fact that they will be installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. The report has been updated to confirm that monitoring reports will be carried out monthly rather than quarterly and 3 months of baseline data has been submitted (September to November). The Council's Air Quality officer has reviewed the information and is satisfied with the details.

Condition 26 (Lighting strategy): A lighting strategy has been submitted which has been designed to be sensitive to bats. The aim of the lighting design is to ensure that the current lighting levels will not be increased on site along the north eastern and north western boundaries of the site by retention of trees along these boundaries to create a dark corridor for bat movement between Primrose Hill and Regent's Park. New lighting along the pedestrian zones, car parking area and access to the site will be in line with British Standards Institution. The Council's Nature Conservation officer has reviewed the information and is satisfied with the details which are sufficient to discharge the condition.

Condition 27 (Bird and bat nesting features): The bat and bird box plan confirms that 2 bat boxes, 2 swift bricks and 2 bird boxes (specifically designed for house sparrows) will be installed on the south eastern and south western aspects of the building to help support the local bird and bat populations. The Council's Nature Conservation officer has reviewed the information and is satisfied with the details which are sufficient to discharge the condition.

Condition 28 (Bird and bat nests inspection): This was a compliance condition so no details were required to be submitted, Despite this, a nesting bird check document has been submitted with a method of working to check for any

nesting birds within trees, shrubs and buildings to be demolished / removed prior to works commencing on site. The Council's Nature Conservation officer has reviewed the information and is satisfied with the details.

Condition 29 (Landscaping for biodiversity): A comprehensive planting list has been provided for each of the soft landscaped areas (Zone A to F and hedging area). A maintenance plan has also been submitted detailing the appropriate management of the created habitats onsite. This confirms that a management company would manage the habitats within the communal, public and private planted areas within the site. The Council's Nature Conservation officer has reviewed the information and is satisfied with the details.

- 2 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 D1, A1, A3, A4, A5, D1, D2, C5, CC2, CC3, CC4 and DM1 of the London Borough of Camden Local Plan 2017.

- 3 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.
- 4 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 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer