

Application ref: 2022/2991/P
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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 required by conditions 5 (Noise Levels), 6 (Sound Insulation Measures), 16 (Blue-Green Roof Feasibility Assessment), 19 (Appointment of Qualified Chartered Engineer), 22 (Tree Protection Measures) and 23 (Ground Source Heat Pumps Feasibility Study) 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: LP101; Covering letter prepared by Carbogno Ceneda Architects dated 13/07/2022; Noise report prepared by EMTEC dated 11/07/2022; Structural Appointment letter prepared by Richard Tant Associates dated 04/03/2022; Covering letter prepared by Carbogno Ceneda Architects dated 13/07/2022 relating to condition 16; P106 rev C; Bauder solar PV solutions brochure produced by Bauder; Bauder Green WB Wildflower Blanket System brochure produced by Bauder dated October 2022 V3; Acoustic Louvres Type LAAC 15-105 brochure prepared by EMTEC; Noise report prepared by Emtec dated 11/07/2022; Tree report prepared by John Cromars Arboricultural Company Ltd dated 12/04/2022; Ground Source heat Pump Feasibility Study prepared by Cundall dated 02/10/2018; Sustainability Design Statement prepared by The Monalco Partnership LLP dated 18/05/2022.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 5 (Noise levels): The submitted noise report includes calculations which demonstrate that the condensers on the roof, surrounded by the associated acoustic enclosure with acoustic louvres and acoustic panel wall, can operate within the minimum noise levels whilst operating on maximum capacity between the hours of 7am to 11pm without harming the amenity of local residents. The Council's Environmental Health officer has reviewed the information and is satisfied with the details and the condition can therefore be discharged.

Condition 6 (Sound insulation measures): The details of the sound insulation of the floors and walls separating the roof top plant from the habitable rooms within the new residential flats below have been submitted. The report confirms that the roof plant would include anti-vibration mountings that would ensure that any vibration from the plant would be minimised. The Council's Environmental Health officer has reviewed the information and is satisfied with the details and the condition can therefore be discharged.

Condition 16 (Blue-green roof feasibility assessment): The development includes an attenuation tank under the car parking area within the front forecourt. The applicant has explored the installation of a hybrid blue/green roof. They have advised that the additional weight of an attenuation tank on the roof would require deeper foundations within an area where trunk mains run on all four sides of the site. 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 original proposal included a green roof on the third floor and a paved roof on the 4th floor underneath the plantroom enclosure, photovoltaics, lift shaft, access stepping stone and mansafe system. Following discussions with the applicant the proposal has been revised to include a green roof on the third floor and wildflower blanket system on the fourth floor. The Council's Tree officer has reviewed the information and is satisfied within the details. As such, the condition can therefore be discharged.

Condition 19 (Appointment of qualified chartered engineer): Richard Tant Associates have been appointed to provide structural engineering services, providing a full service involving frequent site visits during all stages. The Engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including CEng and MIStructE. The details of the certifying engineers are sufficient to discharge the condition

Condition 22 (Tree protection measures): The tree protection details are considered sufficient to demonstrate that the trees will be adequately protected throughout development in accordance with BS5837:2012. The details have been reviewed by the Council's Tree officer who is satisfied with them and the condition can therefore be discharged.

- 2 Condition 23 (Ground Source Heat Pumps feasibility study): A Ground Source Heat Pump (GSHP) feasibility study has been prepared as part of the submission. Two areas of the site have been reviewed to east and west of the new building. The area to east discounted as there are protected trees which may need to be felled in order to install GSHP. The area to west has been identified as a possibility with approx. capacity of 6kW; however this would only produce a modest carbon saving of 2.4%. Air Source Heat Pumps (ASHP) are being included in the scheme. The carbon savings requirement for the development is 20% reduction in carbon dioxide emissions. The carbon savings targeted 21.6% using gas boilers as part of the planning permission and met the policy requirement. With the proposed ASHP, there is a larger carbon saving of 49.3% (SAP 10.0 carbon factors) which meets and significantly exceeds the policy requirement. The Council's Sustainability officer has reviewed the information and is satisfied with the details. As such, the condition can therefore be discharged.

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.

The proposed development is in general accordance with policies D1, A1, A2, A3, A4, A5, D1, D2, C5, CC1, CC2 and CC3 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 25 (piling method statement) 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