

Our ref: 1005222-05/MRD/021/ let conformity ah

28th October 2022

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Sent By E-Mail Only

Dear Anna,

LAND AT BARNES HOSPITAL (WEST), LONDON – LETTER OF CONFORMITY

This letter has been produced to confirm that the amendments to the proposals for the planning submission for the site known as Land at Barnes Hospital, would not materially affect the contents of the reports previously produced in support of the planning application (planning ref. 21/3107/FUL).

Those reports produced by Aspect Ecology are as follows:

- Ecological Appraisal (Aspect Ecology Ref: 5222-05 EcoApp/vf1/FM/MRD), dated July 2021.
- Technical Briefing Note: Biodiversity Net Gain Assessment (Aspect Ecology Ref: 100522-05 TN01 BIA November 2021 vf2 FM), dated November 2021.

A number of updates have been made to the scheme, expressed in revised drawings provided in October 2022, which include the following:

- Amended red line boundary;
- Alterations to dormer windows
- Amended ground floor layout for Block C and refuse store;
- Clarification on separation distances between proposed blocks C and D;
- Accessible Unit Layout Updates
- Landscape changes, including updated boundary line and treatment, amendments to distribution of landscaped areas and planting, and footprint of the proposed green roof.

I can confirm that these changes will not have any material effect on the ecological assessment provided in the Ecological Appraisal, including the proposed mitigation and enhancement measures.

The minor changes to the layout are also not expected to result in a significant change in the Biodiversity Net Gain calculations which have been carried out for the site. The Biodiversity Net Gain Assessment previously carried out demonstrated that a 81.89% net gain could be achieved in the post-development scenario, which is significantly higher than the widely accepted 10% net gain target. Therefore, any changes in the overall calculations resulting from the minor amendments to the layout are also expected to result in a similar significant net gain.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Mark Doughty', with a long horizontal flourish extending to the right.

Mark Doughty
Associate