

Application ref: 2023/1182/P
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Date: 27 April 2023

Development Management
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Cottrell and Vermeulen Architecture
1B Iliffe St
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SE17 3LJ
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Site At 14-19
Tottenham Mews
London
Camden
W1T 4AA

Proposal:

Details pursuant to condition 16 (archaeological investigation programme) and condition 21 (basement engineer) of planning permission 2020/5633/P granted subject to a legal agreement on 12/04/2022 for 'Erection of a six storey building (and basement) to provide office (use Class E) at part ground and basement levels and self-contained flats (use class C3) at ground and floors one to five; with associated landscaping, cycling parking and enabling works'

Drawing Nos: Letter from Najob Sheeka (Director - Mark and Partners) - 17/03/2023

Written Scheme of Investigation for an Archaeological Evaluation (Pre-Construct Archaeology) - March 2023

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

Informative(s):

- 1 You are advised that the following conditions attached to planning permission 2020/5633/P are outstanding and require the submission and approval of

details:

- 3 - Window and terrace screens
- 4 - Building design details
- 6 - Residential refuse storage
- 12 - Drainage strategy
- 13 - Living roof
- 14 - Bird Boxes
- 15 - Piling Method Statement
- 18 - Lighting Strategy
- 19 - PV panels
- 23 - Energy Monitoring
- 24 - Fire Statement
- 25 - Air Source Heat Pumps
- 27 - Mechanical Ventilation

2 Reasons for approval of details:

Condition 16 of planning permission 2020/5633/P requires the submission and approval of a programme of archaeological investigation prior to the commencement of development, and the implementation of the programme during the course of the development.

Condition 21 of planning permission 2020/5633/P requires the submission and approval of details of a qualified chartered engineer to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works (prior to commencement).

The site does not lie within any of the archaeological priority zones on Historic England's Archaeological Priority Areas Appraisal for LB Camden.

The Archaeological Evaluation Programme which has been submitted by Pre-Construct Archaeology includes details of proposed archaeological work, research design, site methodology, recording systems, treatment of finds and samples, archives and reports and programming. If the finds are not to be donated to LAA, arrangements will be made for a comprehensive record of all relevant materials (including detailed drawings, photographs and descriptions of individual finds), which can instead constitute the archaeological archive.

The submitted details would preserve any archaeological finds and they would therefore comply with policy D2 (Heritage) of the LB Camden Local Plan 2017.

A letter has been submitted by Najob Sheeka (MEng (Hons) CEng MIStructE) Director of Mark & Partners, confirming the practice's appointment for the project, for both the design and construction stages of the project. The practice will make regular visits to the site throughout the works to monitor that they are being carried out in accordance with our drawings and specifications.

As such the details are in accordance with policies D2 (Heritage) and A5 (Basements) of the LB Camden Local Plan and they can be approved.

The full impact of the proposed development has already been assessed.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer