

Application ref: 2023/5395/P
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Date: 13 May 2024

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Mr. Ben Clarke
The Power House
Gunpowder Mill
Powdermill Lane
London
EN9 1BN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Block C
Agar Grove Estate
London
NW1 9SS

Proposal:

Details to discharge Condition 31 (Piling Method Statement) of planning permission 2022/2359/P dated 20/12/22.

Drawing Nos and Supporting Information:

Report ref: Agar Grove Phase 2A Block B Rev 2, titled "Assessment of Impact on Thames Water Assets Enabling and Piling works" produced by Geotechnical Consulting Group dated 2nd April 2024; Report ref: Agar Grove Phase 2A Block B Rev 0, titled "Emergency Preparedness Plan for TWUL Assets Enabling works and piling works (Phase 1)" produced by Geotechnical Consulting Group dated 16th February 2024; Report ref: Agar Grove Phase 2A Block B Rev 0, titled "Emergency Preparedness Plan for TWUL Assets Enabling works and piling works (Phase 2)" produced by Geotechnical Consulting Group dated 11th March 2024; Drawing ref: 330510718-STN-XX-XX-DR-C-504 Rev P04, titled "SEWER ABANDONMENT AND DIVERSION PLAN", produced by Stantec dated 29th August 2023; CCTV survey report ref: 44577 produced by Survey Solutions dated 14th March 2024

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

1 Reasons for approval:

The applicant has prepared a piling method statement detailing the depth and piling to be undertaken. Thames Water has been consulted, and they state that the proposed works will pose negligible risk to the Thames Water assets.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and street scene, on the character of the conservation area or on neighbouring amenities.

The details are in accordance with the London Plan 2023 and policies A3 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2 (Sample panels of facing brickwork for phases 4-6), 3 parts e-f relating to drawings or samples of materials for phases 4-6, 6 (accessible and adaptable dwellings M4(2) for phases 4-6), 8 (part d-f Wheelchair adaptable dwellings for phase 4-6), 11 (cycle storage), 21 (wind tunnel survey), 22 (mobility scooter storage), 23 (lighting strategy for phases 4-6), 24 (living roofs for phases 4-6), 30 (water supply infrastructure for phases 4-6), 31 (piling methodology and works program for phases 4-6), 35 (reappraisal of viability), 38 (community facilities contribution), 39 (health facilities contribution), 42 (BREEAM), 43 (Energy Statement and Passivhaus certification for phases 3-6), 52 (Construction Management Plan for phases 4-6) and 54 (electric vehicle charging and monitoring) of planning permission 2013/8088/P granted on 04/08/2014 are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions for conditions 2 (Sample panels of facing brickwork for phases 4-6), 3 parts a-f relating to drawings or samples of materials and part d for phases 4-6, conditions related to phase 4, 14 (mechanical ventilation for phases 4-6), 28 (tree protection measures for phases 4-6), 26 d-f (landscaping for phases 4-6), 30 (Water Supply Infrastructure) for phase 3, 41 (code for sustainable homes phases 4-6), 52 (construction management plan), 55 (Land Contamination Plots 5 and 6), 56 (employment space delivery strategy), 61 (Site investigation and Submission of a Remediation Scheme for plots 5 & 6) and 120 (Highways works plots 5 & 6) of planning permission 2013/8088/P granted on 04/08/2014, and these details are currently being assessed.

- 3 Thames Water have issued their final comments based on the following conditions:

- a) Contractor to contact Thames Water to inform when the below ground works have started and finished.
- b) "Real-Time" vibration monitoring is required throughout the demolition phase. The monitoring proposal is to allow for monitor installations as close to the asset alignments as possible, with trigger levels set as follows:
- c) Amber Trigger - 5 mm/s PPV (reportable to Thames Water)

Red Trigger - 10 mm/s PPV (reportable to Thames Water and work stops until risk is mitigated)

The developer shall not place any lifting equipment that will impose point loads greater than the maximum allowable highway loading within the Thames Water asset exclusion zones.

d) No piling works within 3m exclusion zone of the existing sewers shall commence until diversion (with reference DS6107958), has been constructed and accepted by Thames Water.

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