

Delegated Report	Analysis sheet	Expiry Date:	16/03/2024
	N/A	Consultation Expiry Date:	16/02/2024

Officer	Application Number(s)
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Christopher Smith	2024/0285/P
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Application Address	Drawing Numbers
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Garages adjacent to Durston, Cannington and Ashington blocks Queen's Crescent, Coity Road and Athlone Street London NW5	<i>Refer to Draft Decision Notice</i>
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PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
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Proposal(s)

Demolition of three groups of garages located within the West Kentish Town Estate.
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Recommendation(s):	Prior Approval Required – Approval Given
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Application Type:	GPDO Prior Approval of Demolition
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
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Informatives:

Consultations

Adjoining Occupiers:	No. of responses	00	No. of objections	00
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Summary of consultation responses:	<p>Prior approval: Under the relevant section of Schedule 2, Part 11, Class B of the GPDO the applicant is required to display a site notice for 21 days on the site. A notice was displayed close to the site on 24/1/2024 for a period of at least 21 days.</p> <p>No representations have been received.</p>
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Site Description

The application site is formed of three sets of single storey garages towards the north, east and south ends of the West Kentish Town Estate (specifically adjacent to Durston, Ashington and Cannington blocks respectively).

The garages are not listed or locally listed and are not located within a conservation area. The surrounding area includes a range of buildings including two and three storey residential properties located around the estate, commercial properties also located around the estate, three and four storey residential blocks on the estate itself and a tower block in the centre of the estate which rises up to 15 storeys in height.

Relevant History

No relevant planning history which specifically relates to these garage blocks.

Relevant policies

National Planning Policy Framework (2023)

General Permitted Development Order (2015, as amended) – Schedule 2, Part 11, Class B
Camden Local Plan 2017

1. Proposal

- 1.1. The proposal seeks prior approval for demolition of three sets of single storey garages located on the West Kentish Town Estate.

2. Assessment of Prior approval

- 2.1. The proposed development constitutes 'permitted development' under Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO). This requires the developer to apply to the local planning authority for a determination as to whether 'prior approval' will be required for the method of demolition and any proposed restoration of the site before development commences. The purpose of this control is to give the local planning authority the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity.
- 2.2. The application is accompanied by details of the demolition methodology and other relevant supporting information including risk assessment information, tree surveys and protection plans, a bat survey, asbestos survey, geo-environmental report and unexploded ordnance information.
- 2.3. The Demolition Method Statement (DMS) outlines the process for the strip out and demolition works and includes safety and security measures that will ensure that any environmental impacts are addressed and mitigated. Qualified personnel will be employed to undertake the demolition process and comply with the principles of the Method Statement. All work will be undertaken within limited construction hours of Monday to Friday from 08:00am to 17:00pm. No works are proposed on Saturdays, Sundays or public holidays unless agreed the Council in advance.
- 2.4. All garages will be cleared out prior to the demolition works commencing. The three garage locations will be prepared to allow for the plant operator to bring the excavator in to begin the removal of the garage roofs and walls. Some of the garages on Athlone Street and Coity Road will be demolished partly by hand to ensure no damage occurs to surrounding residential buildings and other structures.
- 2.5. Where identified, all COSHH (Control of Substances Hazardous to Health) and Asbestos Containing Materials (ACMs) will be removed in accordance with the latest relevant legislation. All ACMs identified within the refurbishment and demolition survey and contained within the structures to be demolished shall be removed from site by a specialist licensed contractor and as such these ACM removal works shall comply with current best practice and The Control of Asbestos Regulations 2012. Should further ACMs be found, all demolition works shall cease, the client will be notified, and the specialist licensed contractor will be recalled to the site to remove and dispose of the materials.
- 2.6. The Demolition Method Statement submitted as part of this application includes safety and security measures that will ensure that any environmental impacts are properly addressed and mitigated. Emergency Plans will be put in place workers on site, if there are any unplanned collapses whilst the demolition works are taking place.
- 2.7. The Demolition Method Statement includes information regarding traffic management, including the location of site entrances. The applicant is in contact with those undertaking the Queens Crescent works to co-ordinate as necessary and as the two schemes have different access points, and therefore no issues are expected to arise.
- 2.1. Once the demolition works have been completed, the areas where the garages previously stood will be cleared and made ready for the removal of the slab and foundations.
- 2.2. The garages have not been rendered unsafe and demolition of the garages are not classed as relevant demolition i.e. the garages are not listed and are not within a conservation area. Furthermore, there are no other relevant requirements as described in the legislation that need

to be met or addressed as part of the assessment of this application.

- 2.3.** The Council has consulted its own Tree Officer, Transport Officer, Pollution Officer and Nature Conservation Officer as to the demolition plans for these garages. The Nature Conservation Officer noted that the bat survey noted no bats and has raised no objections to the proposals. The Transport Officer raised no objections subject to the submitted DMS being controlled by a compliance condition. The Tree Officer has raised no objections to revised tree protection. The Pollution Officer has raised no objections subject to conditions relating to hours of demolition activity, vibration methods and levels, and noise levels, which have been agreed to by the applicant.
- 2.4.** As such it is considered that prior approval is required for these demolition works, and prior approval is granted as the demolition works as described in the DMS are acceptable, subject to conditions.

3. Recommendation

- 3.0 Grant prior approval subject to conditions.