

Delegated Report		Analysis sheet		Expiry Date:	27/08/2024
		N/A		Consultation Expiry Date:	12/08/2024
Officer			Application Number(s)		
Brendan Versluys			2024/0285/P		
Application Address			Drawing Numbers		
Arches 29-31 Castle Mews London NW1 8SY			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Demolition of rear infills to 3 x arches.					
Recommendation(s):		Prior Approval Required – Approval Given			
Application Type:		GPDO Prior Approval of Demolition			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
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 19/07/2024 for a period of at least 21 days.</p> <p>No representations have been received.</p>			

Site Description

The Site comprises three arches (Arches 29-31) that form part of a wider site, which includes a linear run of arches (Arches 29-41), a warehouse and service yard, that was last used as a builder's merchant.

Arches 29-31 are open on the western side, fronting into the existing warehouse. The eastern side of the arches comprise brick and / or timber infills, built to the line of the viaduct. The infills are in a poor state of repair, with the masonry infills bowing from the line of the building. Temporary bracings have been put in place, however the removal and replacement of the infills is required.

The arches are not listed or locally listed and are not located within a conservation area. Immediately to the west of the site is the Harmood Street Conservation Area.

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 rear infills to 3 x arches.

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, drawings showing the location of the demolition works, and a site notice displayed at the site (from 12/07/2024).
- 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 16:00pm. No works are proposed on Saturdays, Sundays or public holidays unless agreed the Council in advance.
- 2.4. All three arches will be cleared out prior to the demolition works commencing.
- 2.5. Arch 29 & 31, Using a alloy scaffold tower, operatives working from inside the site will remove the high level timber clad by hand methods, using a battery recip saw and cutting the timber into small sections, bringing the sections into the arch. Once removed, the brick wall will be demolished by over hand methods working from an alloy tower and bringing the bricks into the site, an operative will be on the other side in the rear properties making sure the area is kept clean and free from other people, once the wall has been removed, temporary heras fencing will be placed.
- 2.6. Regarding Arch 30, permission will be sought to place a alloy scaffold tower in the rear garden, a protection zone will be placed around the alloy tower using heras fencing, the fencing will have debris netting attached, operatives working from the tower will remove the bricks from the top of the arch first, working their way down course by course and placing the bricks as they go with the site boundary, hand held tools will be used to remove the bricks, once to ground level, the tower will be removed and heras fencing placed at the arch entrance until hoarding is erected. Once the wall has been removed, 3m static ply hoarding will be placed in the same location and the remaining open sections will have netting placed to the top of the arch.
- 2.7. 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.
- 2.8. 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.

- 2.9.** The Demolition Method Statement includes information regarding traffic management, including the location of site entrances. The site would be accessed from the end of Castle Road (a cul-de-sac), vehicle would turn left into the main gate of the site and park outside Arch 41.
- 2.1.** The arch rear infills have not been rendered unsafe and demolition of the infills are not classed as relevant demolition i.e. the arches 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.
- 2.2.** The Council has consulted its own Transport Officer and Environmental Health Officer as to the demolition plans for these rear infills to the arches. The Environmental Health 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. The Transport Officer raised no objection to the proposed demolition works.
- 2.3.** 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.