

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/06/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/03/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Max Smith				2009/0690/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Mill Lane London NW6 1NT				Method statement for demolition.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Demolition of detached dwellinghouse.							
<b>Recommendation(s):</b>		Prior Approval Not Required					
<b>Application Type:</b>		GPDO Prior Approval Determination					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		A site notice was placed in front of the site by the applicant in accordance with the regulations. No response has been received to date.					
<b>Local groups comments:</b>		No response received to date.					
<b>Site Description</b>							
1 Mill Lane is a two and a half storey detached dwelling, vacant and in a state of disrepair. It is not located with a conservation area.							
<b>Relevant History</b>							
2008/3963/P: Demolition of all existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units (16 x 1-bedroom; 14 x 2-bedroom; 7 x 3-bedroom; 2 x 4-bedroom) with associated car and cycle parking amenity space and landscaping (including the creation of a new area of designated open land for nature conservation). Refused. Appeal pending.							
2009/0177/P: Demolition of all existing buildings on site and erection of a 4 storey main building and a 2 storey detached building comprising of 28 residential units (1 x 1 bed unit, 15 x 2 bed units, 10 x 3							

bed units and 2 x 4 bed units) with associated car and cycle parking, amenity space and landscaping (including the creation of a new area of designated open land for nature conservation). Approved in principle, and referred to the Government Office for London for authorisation.

### **Relevant policies**

Policy SD8 – Disturbance from demolition and construction.

### **Assessment**

#### **Proposal**

A single detached dwellinghouse would be demolished, in association with the re-development of the wider site. The application is to determine whether prior approval of the method of demolition or the restoration of the site is required, in accordance with Part 31 of the GDPO 1995.

An application for the re-development of the site is currently being considered by the Government Office for London, having been recommended for approval by the Council (2009/0177/P). This would include a legal agreement requiring a Construction Management Plan. However, the applicant has indicated that they may wish to undertake the demolition in advance in order to reduce security costs.

#### **Analysis**

As noted in the Method Statement accompanying the application, the demolition would be carried out in accordance with standard demolition methods. As the building is detached, and approximately 18m away from the nearest residential dwelling, it is considered that the Control of Pollution Act 1974 would be sufficient to regulate the works without requiring further details to be submitted. There is ample space within the site for vehicles associated with the demolition to be parked clear of the highway.

It is also considered that prior approval is not required for details of the restoration of the site, given the current planning application and planning appeal currently pending on the site.

As part of the wider site contains small stands of Japanese Knotweed, an informative has been added to the decision notice to remind the applicant of their obligations under the Wildlife and Countryside Act 1981 or the Environmental Protection Act 1990.

The application is also reminded of the presence of TPO protected trees on the site and the need to obtain authorisation for any works to them.

**Recommendation:** Prior approval not required under Part 31 of the Town and Country Planning (General Permitted Development Order) 1995.

### **Disclaimer**

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