

PLANNING STATEMENT

Application Site:	8 Elsworthy Road, NW3	Date:	2 December 2014
Subject:	Discharge of conditions	Location/Mtg. No.:	FRA office / 2
Application ref:	2013/4373/P	Our reference:	8ELS-B-PL141202

Background

This submission relates to the discharge of conditions 9a (measures to arrest the progressive small movements) and 10 (additional readings from the 3D Target Monitoring) of planning permission (ref: 2012/5897/P) granted on 09/07/2013 for the erection of building (incorporating part of retained existing building - roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse. Originally these conditions were intended to be discharged as part of application ref. 2013/4373/P, submitted on however due to the local authority having partially discharged that application these conditions 9a and 10 remain to be closed out.

Submission

The original application for discharge of these conditions had provided the following information:

Condition 9a:

" Price & Myers: The monitoring results show that the front elevation of Number 6 has remained fairly stable at around +/- 2mm in the last four months of readings. The rear elevation experienced significant movements around March 2013, which coincided with the Contractor excavating and installing sheet piles in the rear garden of Number 8, since then the readings have remained stable, as the front elevation. The readings to the rear wall of Number 10 have remained stable at +/- 2mm for the last four to five months of readings. All results allow for some normal and seasonal variations and the accuracy of the readings.

To address theses small movements to the front and rear walls of Number 6 and the rear wall of Number 10, the works shall be completed as soon as possible. During the construction stages, the Contractor shall employ temporary works necessary to maintain the stability of the properties. Refer to the method statement and temporary works proposals. Please refer to appendix E for reference. " *[NB: these documents have not been re-submitted as the works in question have been completed]*

Condition 10:

"Price & Myers: Monitoring readings can be provided initially. However, please note that; a) at 206 (underpins beneath front wall of Number 8) the underpins shall be removed and rebuilt as part of the front elevation works. b) at 210 (underpins beneath the Party Wall to Number 10) the underpins will be faced with a new RC lining wall to stabilise the foundations. In both cases, the Contractor shall employ temporary works necessary to maintain the stability of the properties during the construction stages. The frequency of readings should be revisited when the works to each area are complete and monitoring points shall be re-established if necessary upon completion of the works whilst the rest of the permanent works are undertaken. "

In relation to condition 9a the permanent sub- and superstructure has been completed since September 2014 and thus the permanent measures to arrest movement have been implemented. With regards to condition 10 please refer to the Target Monitoring carried out between September 2012 and September 2014 by SES, which accompanies this application. The data further demonstrates that all movement has been arrested and permanent stability of the building and its surroundings been re-established. This has been expressed in an email by the monitoring company which has also been submitted along with this application.