

Mr. Jonothan Livermore
21st Architecture Ltd
314 Goswell Road
London
EC1V 7AF

Application Ref: **2014/7863/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

6 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
22 Ferncroft Avenue
London
NW3 7PH

Proposal:
Details for condition 5 (construction method statement) of planning permission
(2014/0424/P) dated 03/09/2014.
Drawing Nos: Contractors Management Plan dated December 2014

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting permission

The construction method statement has been assessed by a transport planner and is acceptable in terms of transport. The document also sets out a process for consultation with local residents including a 'construction working group', regular communications and a complaints books to ensure that any issues are dealt with and resolved promptly. The 'construction working group' would include those directly affected by the works and a representative of the local residents' association. The submitted document is consistent with the general expectations of



the approved scheme and acceptable in all other respects. There is therefore no objection to the planning condition being discharged.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 Details for Condition 4 (qualified engineer) of planning permission granted on 3/9/14 ref: 2014/0241/P have been submitted but details of the engineer responsible for temporary works is still required.
- 3 The applicant will be required to obtain a hoarding licence and a temporary parking bay suspension in order to facilitate the proposed works. Details on how to obtain the necessary approvals are available on our website at the hyperlink below:

<http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/licences/skips-materials-and-building-licences/building-licences.en?jsessionid=0B8F0B69ECC293280F4DF6A0D533CCB0>

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment