

Ms Amy Lee
CB Richard Ellis
Henrietta House
Henrietta Place
London
W1G 0NB

Application Ref: **2015/0642/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

24 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
79 Camden Road
London
NW1 9EU

Proposal:

Details of piling method statement and piling risk assessment required by condition 21a and 21b of planning permission 2013/7646/P dated 15/05/2014 (for redevelopment of the site to create 164 residential units, including affordable housing, following demolition of all existing business use buildings (Class B1) on the site and construction of a new building ranging from 5 to 7 storeys in height, together with associated works to create a lower ground floor, landscaping and public realm improvements).

Drawing Nos: 3684-320 C2; 3684-100 C2; 3684-099 C2; 4998-20-102 M; 4998-20-101 M; 3684/SK600 P3; 3684/202 T1; 3684/201 T2; 3684/200 T1; 3684-101 C2; Letter to Barratt London from AP Geotechnics dated 6th November (ref. 4200/ams); Piling Method Statement/Risk Assessment for Rotary Piling Works by Miller Piling Ltd dated 22/01/2015 (Ref. 14191-SHE-01); Plan titled 'mark up showing rotary piles'.

The Council has considered your application and decided to approve details.



Informative(s):

- 1 The application seeks to discharge conditions 21a and 21b which requires details of the piling method statement and a piling risk assessment. Thames Water have reviewed the information submitted and have confirmed that the information submitted shows that the proposed piling works are outside of the exclusion zone for Thames Water assets and as such, negligible impact is expected as a result of the proposed piling works. However, the proposed sheet piling works are within the 3m exclusion zone of an existing sewer in Rochester Place. Therefore, the sheet piling works may only proceed with a buildover agreement in place, for which the Developer will be liable for any damage to Thames Water assets. With regards to the proposed piling works, conditions 21a and 21b can be discharged.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy. The proposed development also accords with policies 5.14 and 5.18 of the London Plan and paragraphs 17 of the National Planning Policy Framework.

- 2 You are reminded that conditions 8 (landscaping), 14 (tree planting), 18 (CCTV), 19 (plant equipment) and 20 (vibration mitigation) of planning permission granted on 15/05/2014 (2013/7646/P) are outstanding and require details to be submitted and approved.

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