

Mr Jeremy Brown
5 The Village
North End Way
London
NW3 7HA
United Kingdom

Application Ref: **2015/1531/P**
Please ask for: **Mandeep Chaggar**
Telephone: 020 7974 **6057**

14 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
The Village
North End Way
London
NW3 7HA

Proposal:
Removal of condition 7 (archaeological investigation) to planning permission 2014/5276/P granted on 10/03/2015 for provision of off street parking space with associated works.
Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.7 of planning permission 2014/5276/P granted on 10/03/2015 is removed.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):



1 Reasons for granting permission.

The proposed seeks the removal of conditions 7 (archaeological investigation) to planning permission 2014/5276/P granted on 10.03.2015 for provision of off street parking space with associated works.

The site lies within an Archaeological Priority Area. As the parking area would require a small amount of excavation to level out the existing garden, a condition was attached to the permission to secure the provision of archaeological investigation.

The site had a dropped kerb in the past and the applicant has permission to reinstate this. It is considered the proposed works are too small in scale to result in any likely archaeological impact. As such, no further archaeological work is necessary and that condition 7 (archaeological investigation) to the planning permission 2014/5276/P can be removed.

The submitted written scheme of investigation has been reviewed by the Greater London Archaeological Advisory Service (GLAAS) in accordance with the National Planning Policy Framework and the GLAAS Charter. GLAAS have confirmed that the submitted document accords with relevant standards and guidance.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, 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 removal of condition 7 (archaeological investigation) is in general accordance policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the The London Plan March 2015, consolidated with alterations since 2011 and chapters 11-16 of the National Planning Policy Framework 2012.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment