

Mr Darren Jolley  
WCEC Architects  
South Building Staple Inn Buildings  
High Holborn  
London WC1V 7PZ

Application Ref: **2015/6966/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

17 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Site at 264-270 Finchley Road  
London  
NW3 7AA**

Proposal:

Details required by condition 8 (Piling details) of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey dwellinghouse plus basement).

Drawing Nos:

WCEC Site Location Plan ref 15470 - A(00)-00, Evolve Drawing ref 1973-501 Rev B, Evolve Discharge of Planning Condition No 8 Report, CFA Bored Pile Method Statement, Sheet Piling Method Statement, Evolve Programme, 1973-101-A foundation layout, 1973-100-A pile layout, 1973-002-A.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

Evolve (the appointed project engineers) have prepared a general arrangement plan for the piling. This is accompanied by a piling method statement which



explains the type of piling proposed, the methodology/risks and what measures will be incorporated to minimise any potential damage. The mitigation measures are based on the asset and sewer information, and an understanding of the ground conditions and structural condition of neighbouring properties.

The details submitted demonstrate how the existing public sewer infrastructure, subsurface water and structural stability of the neighbouring buildings and structures, have been taken into consideration when devising the piling method statement, in accordance with the relevant planning policies. The details have been reviewed by Thames Water who consider them sufficient to meet the requirements of the condition as long as all works comply with sewers for adoption 7th edition, and that the bored piling method is Auger bored.

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

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the requirements of the condition and the details are in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

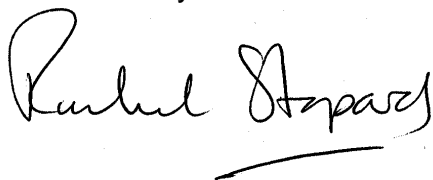
- 2 You are notified that all pre-commencement conditions from planning permission 2014/3327/P dated 31/03/2015 are discharged.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment