

Mr Robert Callow
36 Constantine Road
London
NW3 2NG

Application Ref: **2016/3291/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

30 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
23 Downside Crescent
London
NW3 2AN

Proposal: Details of tree protection measures and arboricultural method statement required by condition 4, details of chartered engineer required by condition 5, and details of Construction Management Statement (CMS) required by condition 6 of planning permission 2014/7587/P dated 20/05/2015 (for excavation of single storey basement, rear extension and conversion of 2x flats to single family dwelling).

Drawing Nos: Arboricultural Method Statement ref: BDA/23DWN/AMS/01; Chartered engineer appointment letter ref: 140381/K Hirst dated 22/06/2016; Construction Management Statement dated 28/06/2016; and Programme of works dated 03/06/2016.

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

Informative(s):

- 1 Reasons for granting permission:

The submitted Construction Management Statement (CMS) sets out the



procedures and actions that will be taken to protect highway safety and to manage transport, deliveries and waste throughout the construction period. It further sets out both preventative and mitigation measures to address the potential impacts and establishes the principles for liaison between the developer and the local community. The CMS demonstrates that sufficient care and consideration will be given to the amenity of neighbours and neighbouring businesses, traffic and highways management and control, and suppression of noise, dust and nuisance. The submitted details have been fully assessed by the Council's Transport Officer and meet the requirements of condition 6.

The tree protection details and arboricultural method statement required to be submitted by Condition 4 are considered sufficient to demonstrate that the trees to be retained off site will be adequately protected during development in line with BS5837:2012 (Trees in relation to design, demolition and construction).

Details of the qualified chartered engineer with membership of the appropriate professional body appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration have been submitted to the Council and are considered satisfactory and meet the requirements of Condition 5.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5, CS11, CS14 and CS15 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16, DP20, DP21, DP24, DP25, DP26 and DP27.

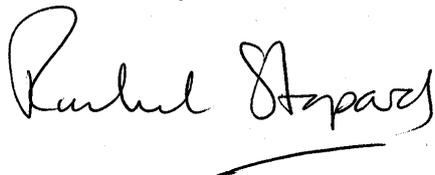
- 2 You are advised that all conditions relating to planning permission 2014/7587/P dated 20/05/2015, which need details to be submitted, have been approved.

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



Rachel Stopard
Executive Director Supporting Communities