

Mr Alastair Norton
Norton Mayfield Architects
Unit 7 Harland Works
70 John Street
Sheffield
South Yorkshire
S2 4QU

Application Ref: **2016/2596/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

11 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
42 Caversham Road
London
NW5 2DS

Proposal:

Details of ground investigation, cycle storage, sound insulation and refuse storage required by conditions 5a, 6, 17 & 21 of planning permission ref: 2015/3052/P dated 20/04/2016 (for Erection of basement plus 5-storey, 18 x unit residential development, following demolition of 11 x residential unit building).

Drawing Nos: Site Investigation and Basement Impact Assessment Report (Ref J14023) APPENDIX 1 - 9, dated 1 May 2015, prepared by GEA (Condition 5a); 1217-NMP-XX-00-DR-A-00101 Rev P4; Cycle Works - Josta 2-tier Cycle Storage Product Guide; Cycle Works - Sheffield Cycle Stand Overview (Condition 6); 1217-NMC-XX-ZZ-DR-A-00600 (Condition 17); 1217-NMP-XX-00-DR-A-00102 (Condition 21).

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission.



In relation to Condition 5a, an appropriate programme of ground investigation for the presence of soil and groundwater contamination and landfill gas has been submitted and verified to be acceptable.

In relation to Condition 6, details show a secure and covered internal cycle storage area at ground floor level which is acceptable. The details of the Josta and Sheffield stands as well as floor to ceiling and storage specifications would meet the Council's cycle storage standards.

In relation to condition 17, the submitted details demonstrate appropriate sound insulation for the floor/ceiling/wall structures separating different types of rooms/uses in adjoining dwellings.

In relation to Condition 21, the submitted details demonstrate an appropriate location and design of refuse storage at ground floor level.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building and streetscene or on neighbouring amenity.

As such, the details are in general accordance with policies CS5, CS11, CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP26, DP28 of the London Borough of Camden Local Development Framework Development Policies.

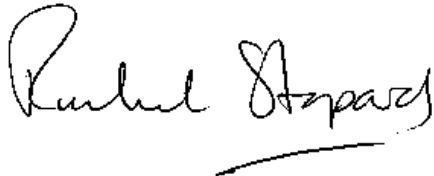
- 2 You are reminded that conditions 3, 5b, 7, 8, 11, 13, 19 of planning permission ref 2015/3052/P dated 20/04/2016 are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities