

Mr Mandip Sahota
Nicholas Taylor + Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2016/4503/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

18 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

192 Haverstock Hill
London
NW3 2AJ

Proposal: Details of the means of enclosure of the ground floor recessed area on the Haverstock Hill frontage required by condition 4; details of hard and soft landscaping and means of enclosure required by condition 6; tree retention details required by condition 8; and design and method statements for foundations, basement and ground floor structures, and other structures below ground level, required by condition 11: of planning permission 2012/5391/P dated 29/11/2013 (as amended by planning permission 2014/6672/P, dated 27/01/2015 and planning permission 2016/1480/P, dated 09/08/2016) for the erection of a 5 storey building plus basement to provide retail space and five self-contained flats

Drawing Nos: G322_D_00_002 Rev. B; G710_D_00_001; G710_S_AA_001 Rev. B; 13358_GA-01 Rev. T2; 13358_GA-02 Rev. T2; 13358_GA-10 Rev. T2; 13358_101 Rev. P3; 43648-200 Rev. A1; 43648-100 Rev. A2; Tree Survey, Arboricultural Impact Assessment. Arboricultural Method Statement (dated 16/12/2015); Basement Excavation Strategic Method Statement (Train & Kemp) (dated 03/08/2016); One Dimensional Basement Heave Calculations (Train & Kemp) (dated February 2016); Method Statement for Substructure Works (Rochford Construction Ltd) (dated 30/08/16); Method Statement for Continuous Flight Auger Piling Works (Rochford Construction Ltd) (reference 36678A1); Working Platform Certificate (FPS/WPC/4d); Temporary Works Design sheet (MGF).

The Council has considered your application and decided to grant approval of details.



Informative(s):

1 Reasons for granting permission

This application seeks to discharge condition 4 (details of the means of enclosure of the recessed area at ground floor), condition 6 (details of hard and soft landscaping and means of enclosure), condition 8 (tree retention details) and condition 11 (design and method statements for foundations, basement and ground floor structures, and other structures below ground level) of planning permission 2012/5391/P, dated 29/11/2013.

The details of the means of enclosure of the ground floor recessed area on the Haverstock Hill frontage are considered to be acceptable in order to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area. A black painted steel security gate would be provided at the front of the recessed area, which would open inwards and which would provide through-views, into the recessed area.

The details of hard and soft landscaping are considered to be acceptable to ensure that the development would contribute to the visual amenity and character of the area. Given the extent of the built form it would be difficult to provide soft landscaping within the site. However there would be a green planting wall within the ground floor recessed area at the front and the s106 attached to the host permission requires a financial contribution to cover the costs of planting a copper beech on Haverstock hill and two ornamental pear trees to the rear of the property, outside of the application site. The proposal also includes a green roof, secured by condition 5. The proposed hard landscaping is considered to be in keeping with the surrounding area.

The details of tree protection methods for the retained trees on and adjacent to the application site are also considered to be acceptable, such that the trees would not be adversely affected by the proposed works.

The applicant has, in consultation with London Underground, provided method statements and temporary works designs for the foundations, basement and ground floor structures, and other structures below ground level. London Underground has confirmed to the Council that they are satisfied with the details and are happy for the condition to be discharged, on the basis of their ongoing involvement. A suitable Informative can advise the applicant of London Underground's comments.

The details submitted for conditions 4, 6, 8 and 11 are considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5, CS11, CS14, CS15, and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP16, DP20, DP21DP24, and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

- 2 You are reminded that condition 4 (drawings/samples) of planning permission 2012/5391/P, dated 29/11/2013, is outstanding and requires details to be submitted and approved.

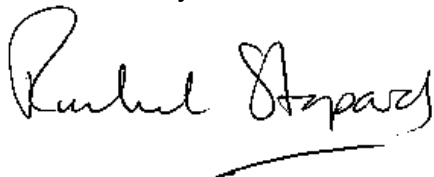
- 3 The applicant is advised to note the following requirements of London Underground (contact: Shahina Inayathusein, Information Manager)
 1. Ongoing involvement (updates and correspondence); certainly in good time prior to the start of these works so I can notify the station team, and for any material changes to design or method.
 2. Piling Operation - before and during the piling, I would ask that one of our inspectors is allowed to witness the setting out and operation.
 3. Temporary works for dig - I would ask that one of our inspectors is allowed to witness the installation operation.
 4. Working Platform Certificate - before the piling rig operates, I will need to be issued the completed (stage 2) WPC.
 5. Appropriate Movement Monitoring - I have already passed comments on the movement monitoring proposals back (Mon 26/09/2016 14:03) via our Party Wall Surveyor requiring response/amendment.

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