

Mr Chris Osborne
Avebury Projects Ltd
1 Copperhouse Court
Milton Keynes
MK7 8NL

Application Ref: **2016/4862/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

21 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
1A Highgate Road
London
NW5 1JY

Proposal:

Details required by conditions 2 (noise assessment), 3 (sound insulation), 4 (building vibration levels), 5 (contamination assessment), 6 (contamination investigation), 8 (cycle storage) and 9 (drainage strategy) of Prior Approval ref 2016/2279/P dated 22/06/2016 for Change of use from warehouse (Class B8) to 11 self-contained residential units (Class C3) Drawing Nos: Planning condition discharge report (BS8233:2014 (condition 2), BS6472:2008 (condition 4)), ref SA-4204-1 by Sound Advice Acoustics Ltd dated 10th November 2016 (relating to scheme for 11 residential units); Planning condition discharge report- approved document E+5dB (condition 3), ref SA-4204/PCD 2,4 by Sound Advice Acoustics Ltd dated 26th August 2016; Geo-environmental and Geotechnical Assessment Report ref P9602J896 by Jomas dated 25.8.16; 054-P2; cycle storage design statement; Report on proposed drainage strategy ref 16745-RP-01 by Barrett Mahoney.

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

Informative(s):

- 1 Reasons for approval-



Conditions 2,3,4- The submitted details have been revised to take account of noise and vibration levels from the adjoining road, railway and music venue; they have been reviewed by the Council's environmental health noise officer who confirms that the noise and vibration surveys are acceptable and that the proposed sound insulation measures and foundation works will ensure that the units' internal noise levels will be acceptable.

Conditions 5,6- The submitted details have been reviewed by the Council's environmental health contaminated land officer who considers that they are acceptable as the site has overall a low risk of contamination due to no change proposed to the existing full area coverage of hardstanding.

Condition 8- The submitted details, showing 12 secure cycle stands located internally within the building and with step-free access, have been reviewed by the Council's transport officer who confirms that they are acceptable and in compliance with the condition's requirements and Council standards.

Condition 9- The submitted details have been reviewed by the Council's sustainability officer and Thames Water who confirm that the proposed system will not harmfully impact on the existing foul and surface water infrastructure and is thus acceptable.

The full impact of the proposed development has already been assessed. As such, the proposed details are in general accordance with policies CS5, CS11, CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP22, DP23, DP26, DP28 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

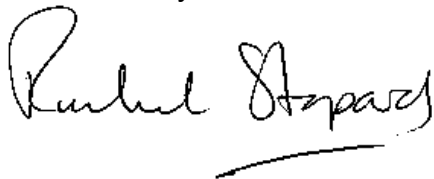
- 2 You are advised that all conditions relating to Prior Approval ref 2016/2279/P dated 22/06/2016, which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities