

Mr Sam Ashdown
Tasou Associates Limited
4 Amwell Street
London
EC1R 1UQ

Application Ref: **2016/4912/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

1 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-11A Swain's Lane &
109-110 Highgate West Hill
London
N6 6QX**

Proposal: Submission of a structural engineer's report, arboricultural method statement and plans/drawings as required by conditions 6 (details of instructed engineer), 7 (tree protection), 22 (cycle parking) and 23 (waste storage) of planning permission ref 2013/6674/P, dated 06/08/2014 for the erection of a part 2/part 3 storey mixed use building Drawing Nos: DFC 1246 TPP Rev D, (DC.)01 Rev B; 02 Rev A; 03 Rev B; 04 Rev C, Cycle-Works.com Secure Bicycle Parking Josta 2-Tier Bicycle Racks brochure, Arboricultural Method Statement (ref: DFC 1246 Rev. A) dated 11/10/16, Covering letter dated 20/05/2016 from ads consultancy and Appendix A - Review of Basement Impact Assessment Report prepared by Nimbus Engineering Consultants.

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

Informatives:

- 1 Reasons for approving the details.

Details have been submitted to discharge conditions 6 (details of instructed



engineer), 7 (tree protection), 22 (cycle parking) and 23 (waste storage) of planning permission ref 2013/6674/P.

Condition 6: Confirmation has been submitted that the applicant has appointed 'ads consultancy' (structural engineers) and 'Nimbus Engineering Consultants' to be involved in the works to the basement. Both consultants have submitted documents in relation to the Basement Construction Plan required by the S106 legal agreement. Together the consultants have the relevant qualifications as required by CPG7 (Basements and Lightwells).

Condition 7: The Council's Tree Officer has assessed the tree protection details and is satisfied that the trees to be retained will be adequately protected during construction. Three trees would be removed but these have been justified given they are considered of low amenity and are causing structural damage to a boundary wall. 3 replacement trees would be re-provided including one on the corner where the existing trees would be removed. Full details will be secured under condition 8 which relates to landscaping.

Condition 22: Cycle parking for the development is to be provided in two locations - one to serve the east block and one to serve the west block., Josta two-tier stands are to be provided within enclosed store rooms with 12 spaces in each location (a total of 24 which meets the condition requirement). A total of 18 spaces are to be labelled for residential use whilst the remaining 6 spaces will be labelled for commercial use by occupants of the retail units. The east cycle store will be accessed from Swain's Lane whilst the west store will be accessed from Highgate West Hill. The submitted plans indicate that sufficient headroom and side spacing are to be provided to comfortably accommodate the Josta two-tier cycle racks and cycles.

Condition 23: The Council's Principal Environmental Services Officer confirmed that the arrangement for waste is acceptable. The bin storage types and numbers comply with the requirements of CPG1 (Design) for the residential and commercial elements of the scheme.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CS5, CS11, CS14, CS15 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP16, DP18, DP19, DP26, DP27 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

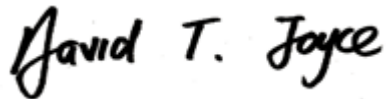
- 2 You are advised that this condition is only partially discharged. The following conditions of planning permission ref 2013/6674/P, dated 06/08/2014 are outstanding and require details to be submitted and approved: 3, 5 (partial), 8, 10, 12, 15, 17 and 21.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities