

Mr. Kyle Anderson  
KSR Architects  
14 Greenland Street  
London  
NW1 0ND

Application Ref: **2016/6823/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

30 December 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**30 Ellerdale Road**  
**London**  
**NW3 6BB**

Proposal: Amendment to condition 4 (Qualified Engineer Details) and condition 5 (Construction Method Statement) of planning permission 2014/2126/P, dated 21/05/2014 (for excavation to create basement, relocation of roof dormer and associated works) (as amended by planning permission 2015/6004/P, dated 22/12/2015), namely to allow relevant details to be submitted prior to basement construction

Drawing Nos: 15016-P001; Cover letter dated 6/12/2016.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no. 4 of planning permission 2014/2126/P as amended by planning permission 2015/6004/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 4**



The basement construction hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 For the purposes of this decision, condition no. 5 of planning permission 2014/2126/P as amended by planning permission 2015/6004/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 5

The basement construction hereby approved shall not take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be kept on site and adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from construction works

The Construction Method Statement shall also provide the opportunity for the developer to consult with local residents about plans for construction providing them with an opportunity to voice any legitimate concerns about the proposals.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting

This application seeks to make changes to 2 conditions attached to planning permission 2014/2126/P, dated 21/05/2014, which has been amended by permission 2015/6004/P, dated 22/12/2015. The proposed changes will allow details of the suitably qualified engineer (condition 4) and the construction management plan (condition 5) to be submitted to and approved in writing by the local planning authority prior to the construction of the basement works rather than prior to any works commencing, thereby allowing the applicant to commence work on the rear dormer before finalising the arrangements for the basement works.

It is not considered that the proposed amendments would have any material effect on the approved development. The proposed changes would not conflict with any development plan policies or guidance; there would be no conflict with any other conditions attached to the permission; and the proposal would not exacerbate concerns raised by third parties at the time of the original permission.

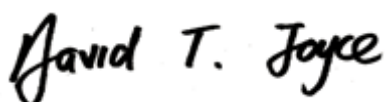
As noted in the 2014/2126/P Member's Briefing Report, the construction management plan was requested to mitigate the impact of the basement construction and the proposed works to the rear dormer would not normally require such a plan.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 21/05/2014 under ref 2014/2126/P, as amended by permission 2015/6004/P, dated 22/12/2015. Overall, it is considered that the proposed changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme

- 2 You are advised that this decision relates only to the changes set out in the description and on the application form, and shall only be read in the context of the substantive permission 2014/2126/P, dated 21/05/2014 (as amended) and is bound by all the other conditions attached to that permission.

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.

Yours faithfully



David Joyce

Executive Director Supporting Communities

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