

Anna Russell-Smith
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5 Bolton Street
London
W1J 8BA

Application Ref: **2016/5841/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

17 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44 A Gloucester Avenue
London
NW1 8JD

Proposal:

Details pursuant to Condition 19b (temporary and permanent works, method statement and risk assessment) of planning permission reference 2015/1243/P, dated 30/11/2016, for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works.

Drawing Nos: Risk Assessment Record, Method Statement and Risk Assessment, Site Specific Method Statement, Covering letter from Montagu Evans dated 25/10/2016 and Basic Asset Protection Agreement dated 22/04/2016.

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

Informative(s):

- 1 Reasons for granting permission:



Condition 19(b) of planning permission 2015/1243/P dated 30/11/2015 as amended by application 2016/2201/P dated 26/08/2016 requires details of temporary and permanent works and a method statement and risk assessment to be submitted to the local planning authority prior to the commencement of construction works of the relevant part of the development.

The submitted details have been discussed with Network Rail and reviewed by the Council's Environmental Health Section who considers them sufficient to discharge the requirements of Condition 19(b).

One response raising no objections has been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the relevant requirements of Conditions 19(b) and the details are in general accordance with policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy.

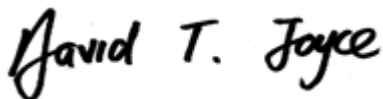
- 2 You are advised that Conditions 3 (sample materials), 4 (cycle parking), 7 (landscaping) 10 (extract ventilation), 13 (drainage), 14b (contamination), 16 (refuse and cycle stores), 22 (air quality assessment) and 23 (privacy screens) of planning permission 2015/1243/P remain outstanding.

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



David Joyce
Executive Director Supporting Communities