

Mr Yossi Shahar  
Tal Arc Ltd  
Rear of 8 Dollis Road  
(Access from 2a Crescent Road)  
London  
N3 1HP

Application Ref: **2016/6680/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

22 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**2 Hurdwick Place**  
**London**  
**NW1 2JE**

Proposal:

Details of cycle storage, arboricultural report and construction management plan, as required by conditions 4, 5 and 6 of planning permission ref 2013/7180/P (dated 16/12/2014) for excavation of rear garden area to extend existing lower ground floor level, ground floor rear extension with rear balcony, internal alterations to change the layout in association with use as a Hostel.

Drawing Nos: 2HP-PP3-01, revised Arboricultural Method Statement dated January 2017 and Construction Method Plan from CLPM.

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

Informative(s):

- 1 Reasons for granting permission:



The submitted details for the discharge of condition 4 of planning permission 2013/7180/P dated 16/12/2014 showing 1 x secure cycle stands located internally within the building would not be complaint with CPG 7 due to being located at lower-ground floor level with no step-free access. However, the Transport Officer confirmed that the condition can be discharged in this instance due to the existing site constraints.

The tree protection details required to be submitted by Condition 5 have been revised, the impact on the trees has been assessed by the tree officer and due to no prior consultation with the consented scheme (2013/7180/P) in this instance the proposal submitted represent the best protection measures for trees to discharge condition 5.

The submitted Construction Method Plan has been revised, the information submitted sets out the procedures and actions that will be taken to protect highway safety and to manage transport, deliveries and waste throughout the construction period. It further sets out both preventative and mitigation measures to address the potential impacts. The plan demonstrates that sufficient care and consideration will be given to the amenity of neighbours and neighbouring businesses, traffic and highways management and control, and suppression of noise, dust and nuisance. The submitted details have been fully assessed by the Council's Transport and Environmental Health Officer and meet the requirements of condition 6.

The full impact of the development has already been considered.

The proposed details are in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS11 and CS15 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16, DP20, DP21, DP17 and DP26.

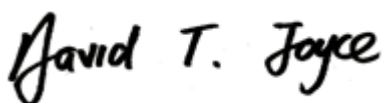
- 2 You are advised that all conditions relating to planning permission 2013/7180/P dated 16/12/2014, which need details to be submitted, have been approved.

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



David Joyce

Executive Director Supporting Communities