

Miss Anna Russell-Smith
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application Ref: **2016/5044/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

28 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44 - 44a Gloucester Avenue
London
NW1 8JD

Proposal: Details pursuant to Condition 19(a) (temporary and permanent works) of planning permission 2015/1243/P (redevelopment of site to create 40 residential units and employment floor area (Class B1a), car parking and landscaping within the courtyard) dated 30/11/2015 as amended by application 2016/2201/P dated 26/08/2016.

Drawing Nos: Covering letter from Montagu Evans dated 13/09/2016; Signed Basic Asset Protection Agreement dated 22 April 2016; Existing Drawings – 211593-EW-00-DET-S-2500 P3; 2501 P3; 2502 P2; and 2503 P3 and Proposed Drawings - 211593-EW-00-B01-S-0900 P5; 0904 P1; 1000 P5; 1004 P1; 2000 P3; and 2001 P3.

Informatives:

1 **Reasons for granting permission:**

Condition 19(a) 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 in relation to the demolition works (down to ground floor slab level) on site and a method statement and risk assessment to be



submitted to the local planning authority prior to the commencement of any demolition works on site.

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(a).

No objections have 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(a) and the details are in general accordance with policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy.

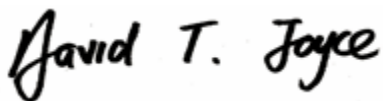
- 2 You are advised that Conditions 3 (sample materials), 4 (cycle parking), 7 (landscaping) 10 (extract ventilation), 13 (drainage), 14b (contamination), 16 (refuse and cycle stores), 19 b) (works, method statement and risk assessment), 22 (air quality assessment) and 23 (privacy screens) of planning 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