

Mr Gary Brook  
Gerald Eve LLP  
72 Welbeck Street  
LONDON  
W1G 0AY

Application Ref: **2017/0988/P**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

12 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**101 Camley Street**  
**London**  
**N1W 0PF**

Proposal:

Details of tree protection, vibration levels and a written programme of ground investigation, as required by conditions 9, 16 and part a) only of 21 for 2014/4385/P (for: Mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace, 121 residential flats, pedestrian footbridge over the Regent's Canal)

Drawing Nos: Cover letter (ref: J10337) dated 20/02/2017; 'Detailed Environmental Noise Survey, Vibration Survey and External Building Fabric Assessment and Specifications' Report - Rev A dated 24/01/2017; Design Note No.1 - Ground Investigation review dated 17/02/2017 and Arboricultural Method Statement dated February 2017.

The Council has considered your application and decided to approve details:

Informative(s):

- 1 Reasons for approving the details.

Details have been submitted to discharge conditions 9 (tree protection), 16



(building vibration levels and appropriate mitigation) and 21a (written programme of ground investigation). The submitted details are in accordance with the wording of the condition they relate to and are considered to satisfactorily meet their requirements:

Condition 9 - a Tree Constraints Removal and Protection Plan and Arboriculture Method Statement have been submitted by GC Design. The details of the trees to be removed and retained accord with the original permission. The Council's Landscaping and Tree Officers have reviewed the information and are satisfied with the details.

Condition 16 - an Acoustic Report has been submitted by Sharps Redmore which demonstrates that the noise and vibration surveys levels fall within acceptable limits and are acceptable. Given airborne noise issues they have suggested adequate noise mitigation measures in terms of façade construction and glazing and ventilation arrangements. The Council's Environmental Health Officer has reviewed the details and recommends that the condition be discharged.

Condition 21a - a Ground Investigation review has been submitted by CGL. The review summarises the findings of the original review carried out as part of the planning application and comments on the presence of soil and groundwater contamination and landfill gas. A recommendation is made for a further borehole to be investigated for Geo-technical purposes and a Remediation Method Statement would be submitted as part of condition 21b. The Council's Contaminated Land Officer has reviewed the details and considers them to be acceptable.

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 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

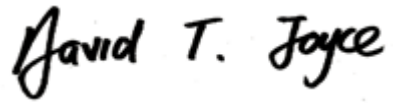
- 2 You are advised that Conditions 3 (details), 4 (sample panel), 6 (landscaping), 7 (wind/microclimate mitigation), 10 (cycle parking), 11 (green/brown roofs), 12 (surface water drainage), 13 (layout wheelchair units), 15 (sound insulation), 17 (plant), 19 (piling), 20 (bird/bat boxes/bricks) and 21b (remediation) of 2014/4385/P dated 18/03/2015 require the submission of details and must be approved before the relevant part of the development.

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  
Director of Regeneration and Planning