

Mr Buckley
Hillview House
1 Hallswelle Parade
London
NW11 0DL

Application Ref: **2016/6630/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

27 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
4 St Augustine's Road
London
NW1 9RN

Proposal:
Details of piling methods as required by condition 7 of planning permission 2013/1210/P (decided on appeal ref APP/X5210/A/13/2204277 dated 22/01/2014) for the creation of 9 residential units over 5 storeys.
Drawing Nos: Method Statement prepared by Dawkins Construction Group

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

Informatives:

- 1 Reasons for granting permission.

The information submitted is considered sufficient in demonstrating the methods of piling to be undertaken together with a methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure and the programme for the works.
The details are therefore considered sufficient to satisfy the requirements of



condition 7.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

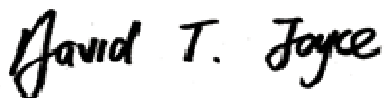
- 2 Thames Water have reviewed the information provided and agree to discharge the piling condition. This is based on the understanding that piling/demolition works are carried out in accordance with the Piling Method Statement and Build Over Agreement. Please advise Thames Water if these plans change so that Thames Water can re-assess the risk to their assets.
- 3 All details of planning permission ref 2013/1210/P (decided on appeal reference APP/X5210/A/13/2204277) have now all been submitted and 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly stylized font.

David Joyce
Director of Regeneration and Planning