

Mr Buddy Haward
United House
North Road
London
N7 9DP

Application Ref: **2017/2284/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

28 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Garages Adjacent to 25-26 Wolsey Mews
LONDON
NW5 2DX

Proposal:
Details of Conditions 8 (Appointment of qualified engineer), 11 (Programme of archaeological investigation) and 15 (Sustainability Statement) of planning permission 2015/3741/P granted on 08/02/2017 (for Erection of a 2 storey plus basement block (Class C3) comprising a 2 bedroom maisonette and a 3 bedroom maisonette, following demolition of the three single storey garages)

Drawing Nos: Letter from Price & Myers dated 3rd April 2017; Letter from Constant Structural Design dated 12th April 2017; Written Scheme of Investigation by Compass Archaeology dated January 2017; Sustainability Statement by Burd Haward Architects dated April 2017

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

1 Reasons for granting approval.

Condition 8 (Appointment of qualified engineer): The applicant has submitted a letter from Constant Structural Design who confirm that they will oversee the



temporary works. The named engineers hold BEng, MEng, MIEI, and MStructE qualifications. The applicant has also submitted a letter from Price and Myers confirming they will oversee the permanent structural design, with their engineer holding MEng, Ceng and MStruct qualifications. As such, the applicant has demonstrated compliance with condition 8.

Condition 11 (Programme of archaeological investigation): The applicant has submitted a Written Scheme of Investigation which has been reviewed by Historic England (GLASS) and found to be acceptable as it accords with the relevant standards and guidance and is in compliance with the requirements of Condition 11.

Condition 15 (Sustainability Statement): The applicant has submitted a sustainability statement which explains how the development will meet sustainability targets by reducing energy and water use, and minimising CO2 emissions. The statement has been reviewed by the Council's sustainability officer who confirms that the details demonstrates acceptable levels of sustainability and that the statement accords with the requirements of Condition 15.

As such, the proposed development is in general accordance with policy CS5, CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP25 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

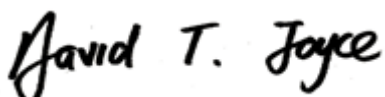
- 2 You are reminded that Conditions 3 (Drawings/samples of windows and facing materials); 5 (Privacy screen) and 14 (Green roof details) of planning permission granted under reference 2015/3741/P granted on 08/02/2017 are outstanding and require details to be submitted and approved.
- 3 In relation to Condition 11 (Programme of archaeological investigation) the start date should be communicated by the archaeological practice to GLASS who will conduct monitoring visits on behalf of the Council. The archaeological condition will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication. However no further details in relation to Condition 11 are required to be submitted to the Council.

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
Director of Regeneration and Planning