

Mr Paul O'Neill
Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Application Ref: **2017/0867/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

17 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
50 Avenue Road
London
NW8 6HS

Proposal:

Submission of a method statement, as required by condition 7 of planning permission ref 2014/4573/P dated (31/03/2015) for partial demolition of existing single dwelling house, erection of two storey rear and single storey side extensions, creation of double basement with front lightwells and car stacker, erection of single storey outbuilding, installation of lift overrun and solar panels at roof level together with alterations to windows.

Drawing Nos: 117121_001 Rev P2, 117121_100 Rev P3, 117121_SK002 Rev P2, 117121_SK003 Rev P2, Risk Assessment Method Statement for the Temporary works as required on Fairhurst Drawing Numbers 117121 sk002, sk003, 100 and 001 by TE Design & Build, Risk Assessment - Excavations by TE Design & Build, Risk Assessment - Site Set-up by TE Design & Build and Risk Assessment - Temporary Works by TE Design & Build.

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

Informative(s):

- 1 The conditions requires the submission of a design and method statement to demonstrate how the retained facades are to be protected and supported during



the construction. The applicant has provided detailed plans of the temporary works which include detail as to where the supports for the retained facades are to be located and the underpinning that would be used. The applicant has also provided a risk assessment undertaken by the contractor doing the works. The details have been reviewed by the Council's Building Control section who considered the method statement provided is reasonable for the proposed works to retain the façade. The applicant will be required to submit further details for their demolition notice under Building Control Regulations.

No objections have been received prior to making this decision. The sites planning history has been taken into account when coming to this decision.

The submitted details are in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

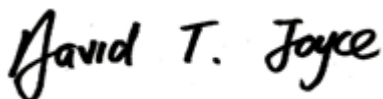
- 2 Please be reminded that the approval of this condition does not negate the need to provided working drawings showing what and how temporary works are to be installed are part of the demolition notice. If you require further assistance with this, please contact the Council's Building Control Department on 020 7974 6941.
- 3 You are advised that all conditions relating to planning permission 2014/4573/P dated (31/03/2015) 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
Director of Regeneration and Planning