

Mr Rob Neobard  
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CM28WQ

Application Ref: **2017/4345/P**  
Please ask for: **David Fowler**  
Telephone: 020 7974 **2123**

12 January 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**137 Torriano Avenue**  
**LONDON**  
**NW5 2RX**

Proposal:

Details pursuant to conditions 3a (windows, doors and ventilation grilles), 3b (details of fascia, cornices and quoins) and 3c (manufacturer specification of all facing materials), condition 6 (drainage strategy) and condition 10 (impact piling), of planning permission 2016/0372/P granted on 16/01/2017, for the 'Erection of two four storey houses (Class C3)'.

Drawing Nos: NB.1029.20, NB.1029.10.A, 'Provisional Method Statement for Piling and Foundation Installation', 'Sustainability and Energy Strategy Report - Planning Application' (24th July 2014) Syntegra Consulting, 1512-H-03 P11, 1512-RC01 C5, BRE-PL-GA-01a B, email dated 10 January 2018 (confirming no grills proposed).

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

Informative(s):

- 1 Reasons for granting approval:

Condition 3a, 3b and 3c - Detailed drawings, or samples of materials



Fully detailed drawings of the proposed external doors, fascia, windows, cornices and quoins have been submitted in line with condition 3. A Conservation Officer has viewed these details and considers them sufficiently detailed and acceptable. Alongside these details, photographs of the samples have been submitted which are also considered acceptable. No details of ventilation grilles have been submitted as none are being proposed as part of the scheme. An informative has been attached to confirm that if any ventilation grilles are required to be installed details would be required to be submitted.

As such, the proposed development is in general accordance with policies CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

#### Condition 6 - Drainage strategy

Full details of drainage have been submitted. The existing drainage arrangements, new drainage strategy and new attenuation are described qualitatively and the proposals are stated to be generating a net reduction on existing rates. The Council's Sustainability Officer has reviewed the submitted details and is satisfied that the condition can be discharged. Thames Water have indicated they are also happy for the condition to be discharged.

As such, the proposed development is in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

#### Condition 10 - Impact piling

Thames Water are satisfied for this condition to be discharged subject to real-time monitoring and a complete build over/close agreement. These 2 points are raised in an informative, as well as other information and guidance points.

As such, the proposed development is in general accordance with policies CS13 of the London Borough of Camden Local Development Framework Core Strategy.

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

- 2 You are advised that all the outstanding conditions requiring discharge of planning permission granted on 16/01/2017 (reference 2016/0372/P) have been discharged.
- 3 Thames Water have reviewed the information provided and agrees to discharge the piling condition based on the bellow stipulations being undertaken. This is based on the understanding that piling/demolition works are carried out in accordance with information provided to TWUL by Rob Neobard of Neobard Burnson Architects Limited via email on 17th October 2017 at 17:49. Please advise Thames Water if these plans change so that we can re-assess the risk to our assets.

1. "Real-Time" vibration monitoring is required throughout the construction and demolition phase. The monitoring proposal is to allow for monitor installations as close to the sewer and trunk water main alignment as possible, with trigger levels set as follows:-

o Amber Trigger - 5mm/s PPV (reportable to Thames Water);

o Red Trigger - 10mm/s PPV (reportable to Thames Water and work stops until risk is mitigated).

2. Complete a build over/close agreement with Thames Water for those sections of the proposed building that will encroach into the 3m public sewer exclusion zone.

Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction works or subsequent use of the facility.

Please see the guidance document 'Working Near Our Assets' available at the following link for more details on Thames Water policy with regards to piling, demolition, excavation and abnormal loading: (available online at <https://developers.thameswater.co.uk/developing-a-large-site/planning-your-development/working-near-or-diverting-our-pipes> ).

Plans of Thames Water apparatus can be obtained through our website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk). Please contact Developer Services if you wish to discuss further (by email at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) / [DSCLX2039@thameswater.co.uk](mailto:DSCLX2039@thameswater.co.uk) ). Please use the following reference in all future correspondence: DTS 42136.

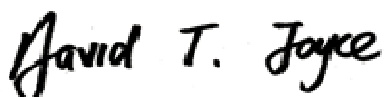
- 4 No details of ventilation grills have been submitted, but you have confirmed that none are proposed. In the event that any ventilation grills are proposed to be installed, then details of these would need to be submitted to and approved by the Council, in line with condition 3.

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