

11 November 2018



Regeneration and Planning
Culture and Environment
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Dear Sir/Madam

70 Elsworthy Road, London NW3 3BP
Approval of details Reserved by Condition 3 and 15

On behalf of the applicant, Mr R Beecham, please find enclosed an application for the details as required by conditions 3 and 15 of planning permission Application ref: 2015/4684/P

In addition to this covering letter, please find the following enclosed:

- Application Form
- Cycle Storage Plan – Condition 3 (prepared by Wolff Architects)
- Letter confirmation of timescale – Condition 15 (prepared by Geotechnical & Environmental Associates)
- Site Investigation & Basement Impact Assessment Report - Condition 15 (prepared by Geotechnical & Environmental Associates)

The appropriate application fee of £116 + £20 Planning Portal fee has been paid online.

Background

Planning permission was granted in August 2016 for the: *“Erection of a 2 storey, 7 bed dwellinghouse with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse; extension of new basement under existing mews dwelling; alterations to fenestration and rear elevation of mews dwelling; associated landscaping works”.*

Condition 3 (Cycle Storage Plan) states:

“Before the development commences, details of secure and covered cycle storage area for 2 no. cycles shall be submitted to and approved in writing by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the new dwelling, and permanently retained thereafter.”

The accompanying Cycle Storage Plan have been prepared by Wolf Architects in response to the requirements set out in Condition 3. The Plan illustrates how the cycles will be safely and securely stored within the development, adhering to the requirements set out in section 9 of Camden’s SPG7 on Transport. Additionally, the drawings follow the guidance of the Sheffield Stand Elevations.

Condition 15 (Contamination Schedule) states:

“At least 28 days before development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures (if necessary) shall be submitted to and approved by the local planning authority.”

The accompanying letter for Condition 15 confirms the timescale and the programme of work carried out by Geotechnical & Environmental Associates, regarding the investigation into the presence of soil and groundwater contamination and landfill gas.

Additionally, the findings from the Site Investigation & Basement Impact Assessment Report states that the proposed development is unlikely to have any detrimental impact upon slope stability issues and a low risk of flooding from groundwater.

Subsequently as required by Condition 15, the reports specifies future recommendations to remedy any issues highlighted in the report.

It is considered that the information submitted satisfies the requirements of Condition 3 & 15. However, should you have any queries please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills" or a similar name, written in a cursive style.

Abigail Heraty
Graduate Planner