

Application ref: 2018/5067/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 6 December 2018

**Development Management**  
Regeneration and Planning  
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Orcadian Planning  
157 Byron Ave  
London  
E12 6NJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Maryon House**  
**Goldhurst Terrace**  
**London**  
**NW6 3EY**

Proposal: Details of piling method and basement engineer required by conditions 9 and 11 of planning permission ref: 2016/3545/P dated 11/05/2018 for the construction of a four storey residential building with basement to provide 11 residential units (3 x 1 bed, 6 x 2 beds and 2 x 3 beds), associated landscaping and refuse store to the front of the site following demolition of existing four storey residential building.

Drawing Nos: Cover letter dated 18 October 2018, Elliot Wood appointment letter dated 26 November 2015, 2 x Elliot Wood letters dated 2 October 2018, signed Elliot Wood fee proposal dated 24 August 2018, Email from Thames Water dated 20 September 2018, Open bore piles Method Statement/Risk Assessment prepared by Cannon Piling dated 18 September 2018, Open bore piles Method Statement prepared by Cannon Piling and drawing numbered 2150657-EWP-00-00-DR-S-1000 rev P1.

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

Informatives:

1 Reason for granting approval :

Condition 11 required details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration, to ensure compliance with the design which has been checked and approved by a building control

body. Elliot Wood Partnership Ltd have been appointed. The submitted details and appointment letter confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance, including MEng, CEng, and MIStructE.

Condition 9 required a piling method statement to be submitted, prepared in consultation with Thames Water. The method statement should detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure. Condition 9 was imposed to safeguard existing below ground public utility infrastructure.

The applicant has prepared a method statement which includes measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and a programme for the works. The methodology statement has been agreed by Thames Water who have confirmed that the works will not be within three metres of a public sewer or one metre of a lateral drain. Thames Water has confirmed that the works may proceed without the need to enter into an agreement.

The details submitted to discharge conditions 9 and 11 are acceptable.

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

As such, the details are in general accordance with CC3 and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2 (detailed drawings), 4 (accessibility details), 8 (PV panels), 13 (landscaping), 15 (green roof details) of planning permission reference 2016/3545/P dated 11/05/2018 are outstanding and require details to be submitted.

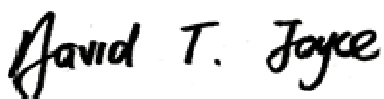
Details for conditions 12 (tree protection) and 16 (land contamination) have been submitted and are currently under consideration.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce

