

Application ref: 2018/5458/P
Contact: Kate Henry
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Date: 4 February 2019

Development Management
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Savills
33 Margaret Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
70 Elsworthy Road
London
NW3 3BP

Proposal:
Details of cycle storage required by condition 3 and details of written scheme of ground investigation required by condition 15 of planning permission 2015/4684/P, dated 23/08/2016 (for erection of replacement dwelling with basement following demolition of existing dwelling, associated works)

Drawing Nos: Cover letter, dated 11/11/2018; 1422-PL-400; letter from GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES, dated 24/10/2018; SITE INVESTIGATION & BASEMENT IMPACT ASSESSMENT REPORT, dated November 2015.

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

Informative(s):

- 1 Reasons for granting

This application seeks to discharge conditions 3 (cycle parking) and 15 (ground

investigation) of planning permission 2015/4684/P, dated 23/08/2016.

Condition 3 requires details of secure and covered cycle storage for 2x cycles to be submitted to the Council before the development commences. A plan has been submitted which indicates cycle storage, in the form of a Sheffield stand for 2x cycles, at ground floor level in the mews building towards the front of the site. The proposed details are considered to be acceptable and this condition can be discharged.

Condition 15 requires a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas to be submitted to and approved by the local planning authority; and any investigation to be carried out in accordance with the approved programme. Based upon the desktop study and ground investigation works details that have been provided, the site is not considered to have had a historical contaminative use and the results of the contamination analysis do not indicate any elevated concentrations in excess of the generic risk-based screening values. On this basis, it is not considered that any remedial measures to protect sensitive receptors are necessary and the condition can be discharged.

The proposed development is in general accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

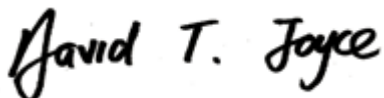
- 2 You are advised that the following conditions relating to planning permission 2015/4684/P, dated 23/08/2016, remain outstanding: 2 (details / samples of facing materials); 4 (solar PV details); 5 (green roof details); 6 (replacement tree planting); 13 (evidence of water usage). Of these listed conditions, number 6 is a pre-commencement condition and needs to be discharged prior to the commencement of works.

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
Director of Regeneration and Planning