

Application ref: 2018/6227/P
Contact: Kate Henry
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Date: 20 February 2019

Development Management
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Orcadian Planning
20 St Andrew Street
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EC4A 3AG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**30 Ellerdale Road
London
NW3 6BB**

Proposal:

Construction Management Plan required by condition 5 of planning permission 2014/2126/P, dated 20/05/2014 (as amended by planning reference 2015/6004/P, dated 22/12/2015 and planning reference 2016/6823/P, dated 30/12/2016) (for: excavation to create a basement; relocation of rear roof dormer)

Drawing Nos: Construction Method Statement (as amended), dated January 2019.

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 5 (Construction Method Statement) of planning permission 2014/2126/P, dated 20/05/2014 (as amended by planning reference 2015/6004/P, dated 22/12/2015 and planning reference 2016/6823/P, dated 30/12/2016).

Condition 5 requires that a Construction Method Statement (CMS) is submitted to and approved in writing by the Local Planning Authority prior to the

commencement of the basement construction.

A CMS was submitted and subsequently amended in response to comments from the Council's Transport team. The amended CMS is considered to be acceptable in order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area. Condition 5 can therefore 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 DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

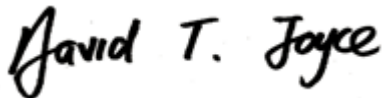
- 2 You are reminded that condition 4 (details of qualified engineer to oversee basement works) of planning permission 2014/2126/P, dated 20/05/2014 (as amended by planning reference 2015/6004/P, dated 22/12/2015 and planning reference 2016/6823/P, dated 30/12/2016) is outstanding and requires details to be submitted and approved.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning