

Application ref: 2017/2056/P
Contact: Kristina Smith
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Date: 12 March 2019

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Rok Planning
16 Upper Woburn Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

140-146 Camden Street
London
NW1 9PF

Proposal: Details of survey of waterway wall required by condition 22 of planning permission 2014/7908/P (dated 11/05/2016) for Demolition of existing buildings, excavation of extension to existing single storey basement and erection of 1 - 8 storey building comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping.

Drawing Nos: Regents Canal 140-146 Camden Street, Visual Survey Report ref: 1858-BRL-01-XX-RP-C-0001 (prepared by Backett Rankine, dated January 2019)

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

Informatives:

1 Reasons for granting permission.

The applicant has submitted a visual survey report of the current condition of the waterway wall including photographic evidence. The surveys were carried out on foot with the condition assessment of the submerged part of the wall conducted using surveying tools, an underwater camera and torch. The Canal & River Trust has reviewed this information and have confirmed it is satisfied with the information provided.

It is noted that condition 23 requires an additional survey of the waterway wall to be submitted at the end of the construction work and prior to occupation of the development.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

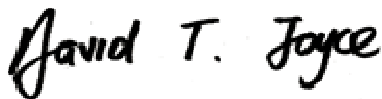
- 2 You are reminded that conditions 4 (materials), 5 (landscaping), 8 (green roof), 10 (SUDS), 11 (CHP specification), 13 (noise protection measures), 14 (sound insulation), 15 (Bird and bat boxes), 20 (ground investigation), 23 (post-construction waterway wall survey), 24 (details of privacy measures) and condition 25 (demolition and construction contracts) of planning permission ref 2014/7908/P dated 11/05/2016 are outstanding and require 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 2019.

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