

Application ref: 2017/6835/P  
Contact: Kristina Smith  
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Date: 12 March 2019

**Development Management**  
Regeneration and Planning  
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Rok Planning  
ROK PLANNING  
16 Upper Woburn Place  
London  
WC1H 0AF

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 required by condition 21 (Risk Assessment and Method Statement for works adjacent to canal) of planning permission ref. 2014/7908/P (dated 11/05/2016) for redevelopment of site to provide 1-8 storey building comprising B1 office use and 52x residential units.

Drawing Nos: ORBITAL, RISK ASSESSMENT MATRIX; Billericay Fencing Ltd Method Statement Ref No. BILFEN 583, Rev A, Dated 14/02/2019; Lucking & Clarke LLP, Site Hoarding Details Type 1 & 2, Drg No. 001 Rev P2, Dated 15.07.16; UKD Groundwork & Civil Engineering Ltd, SAFE SYSTEM OF WORK INCORPORATING RISK ASSESSMENT & METHOD STATEMENT, Rev 0; Timber hoarding location plan.

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

Informatives:

#### 1 Reason for granting

An updated Risk Assessment and Method Statement for demolition works adjacent to the canal has been submitted and reviewed by officers and the Canal & River Trust who are satisfied that the information provided shall protect

the visual amenity and safety of the area.

The RAMS for the basement construction is not currently available; however, considering that this activity is programmed for a later stage of works and is also subject to Condition 19 (details of suitably qualified engineer), the CRT is satisfied the condition can be discharged.

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.

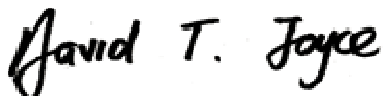
- 2 You are reminded that conditions 4 (materials), 5 (landscaping), 8 (green roof), 10 (SUDS), 11 (CHP specification), 13 (noise protection measures), 14 (sound insulation), 15 (Bird and bat boxes), 20 (ground investigation), 22 (waterway wall survey), 23 (post-construction waterway wall survey), 24 (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