

Application ref: 2018/4819/P
Contact: David Peres Da Costa
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Date: 25 March 2019

Development Management
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Lisa Shell Architects Ltd
Unit EG2
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land Adjacent To 23 Carol Street
London
NW1 0HT**

Proposal:

Details of tree protection, cycle parking, piling method statement, Preliminary Risk Assessment and Remediation and structural engineer required by condition 5, 7, 9, 10 and 15 of planning permission 2017/5590/P dated 05/07/2018 for 'Erection of a three storey plus basement building to provide live-work unit (Class Sui Generis) comprising artist's studio with 2 bedroom flat (Sui Generis)'.

Drawing Nos: Ground Investigation Report prepared by Soiltechnics dated December 2018; Silent Piling Technologies specification sheet; 1402 PW: 095 T3; 091 T4; CRL/GA/011/A; Letter prepared by Lisa Shell Architects dated 8/10/18; Structural Engineers Appointment letter prepared by EngineersHRW dated 5/10/18; CRL/GA/121; CRL/D/SP/001/A; Bike dock solutions specification sheet for traditional Sheffield bike stand; Arboricultural Method Statement prepared by Marcus Foster dated 2/10/18; Appointment of EngineersHRW in accordance with Association of Consulting Engineers (ACE) Agreement 1: Design; Email from Marcus Taylor dated 28/7/15 confirming appointment of e-HRW

Informative(s):

- 1 Reason for granting permission

Condition 5: Tree protection

The tree protection details have been reviewed by the Council's tree officer and are considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected through development in line with BS5837:2012. The development would therefore not have an adverse effect on existing trees and would maintain the character and amenity of the area and the condition can be discharged.

Condition 7: Cycle store

The cycle store was revised to provide 2 Sheffield stands with 3 cycle spaces at the front of the site. It would be covered (as the first floor roof overhangs this area) and secure. The development would provide adequate cycle parking facilities in accordance with CPG 7 (transport) and is considered acceptable.

Condition 9: Piling method statement

Additional information was provided to show the development in relation to TW assets. Piling/demolition works would be carried out in accordance with drawing 1402-PW-091-T4 and 1402-PW-095-T3 and only silent/ vibration-less piling technologies would be implemented. On this basis, Thames Water have confirmed that the condition can be discharged. It is considered that the development would safeguard the existing below ground public utility infrastructure.

Condition 10: Preliminary Risk Assessment / remediation

The ground investigation report and remediation strategy have been reviewed by the Council's contaminated land officer and are considered acceptable. The development would therefore protect future occupiers of the development from the possible presence of ground contamination. An informative would be included on the decision advising that a verification report would be required to fully discharge all elements of this condition.

Condition 15: Chartered engineer

The details of the chartered engineer and the appointee's responsibilities are considered acceptable. Therefore the development would safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area and Condition 15 can be discharged

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies A1, A2, A3, T1, CC3, DM1 and A5 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawings), 4 (brick sample panel), 10b (verification report of remediation measures), 11 (sustainable design), 12 (energy measures) and 13 (tree replacement) of planning permission granted on 05/07/2018 ref: 2017/5590/P 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer