

Application ref: 2018/5458/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 4 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Savills
33 Margaret Street
London
W1G 0JD

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.

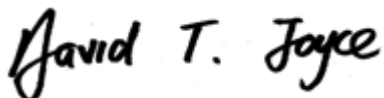
- 2 You are advised that the following conditions relating to planning permission 2015/4684/P, dated 23/08/2016, remain outstanding: 2 (details / samples of facing materials); 4 (solar PV details); 5 (green roof details); 6 (replacement tree planting); 13 (evidence of water usage). Of these listed conditions,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

Application ref: 2019/0914/P
Contact: Kate Henry
Tel: 020 7974 3794
Date: 25 April 2019

Development Management
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Savills
33 Margaret Street
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W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
70 Elsworthy Road
London
NW3 3BP

Proposal: Details of replacement tree planting to discharge condition 6 and details of protection measures for retained trees to partially discharge condition 8 (with confirmation of a pre-commencement meeting with the LPA Tree Officer reserved) 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 14/02/2019; Plant Schedule (undated); Phase II Arboricultural Impact Assessment (dated 12/05/2015); Landscaping Design (undated)

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 6 (Replacement tree planting) and partially discharge condition 8 (Protection of retained trees) of planning permission 2015/4684/P, dated 23/08/2016.

Condition 6 requires details of replacement tree planting (including details of

replanting species, position, date and size, where applicable) to be submitted to and approved by the local planning authority prior to the commencement of works. The details that have been provided have been reviewed by the Council's Tree Officer and are considered to be acceptable. This condition can therefore be discharged.

Condition 8 requires details to be provided to demonstrate how trees to be retained shall be protected during construction work. The details that have been provided have been reviewed by the Council's Tree Officer and are considered to be acceptable.

The second part of condition 8 requires a meeting to be held between the appointed arboriculturalist and the LPA's tree officer to ensure all tree protection measures are in place and the eastern line of excavation within RPAs has been carried out as referred to in the condition. As this meeting cannot take place until the excavation has been undertaken (i.e. post-commencement), condition 8 can be part-discharged. Once this meeting has taken place, confirmation will need to be provided in writing to the LPA to fully discharge the planning condition.

The discharge of condition 6 and the part discharge of condition 8 will mean that all pre-commencement conditions have been discharged for the purpose of allowing development to commence.

The proposed development is in general accordance with Policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2015/4684/P (dated 23/08/2016) which need details to be approved prior to the commencement of development, have been discharged sufficient to allow the commencement of development.


The second part of condition 8 requires a meeting to take place between the appointed arboriculturalist and the LPA's tree officer to ensure all tree protection measures are in place and the eastern line of excavation within RPAs has been carried out as referred to in the condition. This meeting will need to take place once the eastern line of excavation has been carried out.

Condition 2 requires drawings / samples of materials to be submitted before the relevant part of the work is begun; condition 4 requires plans to be submitted showing the location and extent of photovoltaic cells to be submitted prior to first occupation of the building; condition 5 requires details of the green roof to be provided prior to first occupation of the building; and condition 13 requires evidence to be provided of maximum internal water use prior to first occupation of the building.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer