

Application ref: 2019/5513/P
Contact: Nathaniel Young
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Date: 25 March 2020

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Alex Jones
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
26 New End Square
London
NW3 1LS

Proposal:

Submission of details pursuant to conditions 3 (Basement engineer appointment), 4 (Tree protection measures), 5 (Building foundations design and layout of all excavations), and part A of 13 (Archaeological written scheme of investigation) of planning permission ref. 2016/0849/P dated 20.04.2017 for the "Demolition of six existing garages and the erection of a three storey, two bedroom single dwelling house including the excavation of a basement."

Drawing Nos: WSI document prepared by pre-construct archaeology LTD, Engineer appointment letter prepared by Michael Alexander Limited, Tree protection and construction method statement rev 3.1 received 20.03.20 prepared by Arboricultural solutions LLP, SK01 Rev P01 & Dwg No. 01 Rev T6.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for approving details:

Condition 3 (basement engineer appointment): The applicant has submitted a letter prepared by Michael Alexander Limited which confirms that the necessary appointments to inspect, approve and monitor the basement construction works shall be carried out by a suitably qualified chartered engineer with membership of the appropriate professional body (CEng).

Condition 4 (tree protection measures installed in accordance with arboricultural report) & Condition 5 (details of the design of building foundations and the layout, and all excavations on site which may affect trees): The Council's trees and landscaping officer has reviewed the submitted revised arboricultural report (Rev 3.1 dated 20.03.20), pipe bedding details and foundation drawing and is satisfied that conditions 4 and 5 can be discharged.

Condition 13 Part A (archaeological written scheme of investigation): GLAAS has reviewed the submitted archaeological written scheme of investigation and confirms it accords with the relevant standards and guidance, as such, part A of condition 13 can be discharged.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies D2, A1, A3 and A5 of the Camden Local Plan 2017.

- 2 You are advised that the following conditions require details to be submitted and approved in writing by the local planning authority: 7 (sustainable drainage), 8 (cycle storage), 10 (windows, materials and CCTV) & 13 Part B (archaeological post-investigation assessment).

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



Daniel Pope
Chief Planning Officer