

Application ref: 2020/0750/P  
Contact: Rachel English  
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Date: 20 March 2020

**Development Management**  
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WYG  
11th Floor, 1 Angel Court  
London  
EC2R 7HJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**156 West End Lane**  
**London**  
**NW6 1UF**

Proposal: Details of design of building foundations required by condition 12 of planning permission 2015/6455/P dated 23/06/2017 (for the Comprehensive redevelopment following demolition of all existing buildings to provide 164 self-contained residential dwellings (Class C3), 763sqm of flexible non-residential use (Class A-A3, D1, D2), 1093sqm of employment floorspace (Class B1) and 63sq.m of community meeting space (Class D1) in buildings ranging from 3 to 7 storeys.)

Drawing Nos: Trial Pit Excavation results by CGL, CG/38293-001, SE1229-ISS-XX-ZZ-DR-S-2992 P01, SE1229-ISS-XX-ZZ-DR-S-2991 P01

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

Informative(s):

#### **1 Reason for granting approval:**

Condition 12 requires details of the design of the building foundations, service trenches and other excavations in so far as the possible impacts on trees. The trial pit investigations show that the foundations of the northern boundary wall are between 1.6m - 1.9m below ground level. This is considered deep enough to act as a root barrier prohibiting the ingress of the roots from trees on

neighbouring sites in to the application site. As such, the proposed foundations are considered highly unlikely to adversely affect trees. It is recommended that the details be approved.

As such the details are in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are reminded that conditions 3 (proposed slab levels), 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (3) and (2)), 11 (lighting strategy), 13 (details of living roofs), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 17 (piling method statement), 18 (impact studies of the existing water supply), 23 partial discharge (evidence of air quality monitoring), 24 (evidence of water use), 25 (details of PV panels), 26b (details of contamination remediation measures), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 35 (building vibration details), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) of planning permission 2015/6455/P granted on 23rd June 2017 are outstanding and require details to be submitted and approved. Conditions 21 (details of proposed CHP), 22 (details of CHP stack), 23 (air quality monitoring) have been submitted and are currently pending decision.

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