

Application ref: 2020/0085/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 7 May 2020

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Hampshire Street
London
NW5 2TE**

Proposal:

Details required by condition 13 (Piling Method Statement) of planning permission 2017/2883/P dated 24/04/2019 (for redevelopment of the site to provide 4 storey building with 334 sqm of commercial floorspace (Class B1) and 16 residential units (6 x 2-bed, 6 x 1-bed and 4 x 3-bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c).

Drawing Nos: Method statement: piling works prepared by Green Structural Engineering

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reason for granting permission

A piling method statement has been submitted which specifies the use of

continuous flight augered piles. Thames Water have reviewed the submitted information and have confirmed the condition can be discharged. The details demonstrate that the existing below ground public utility infrastructure and controlled waters would be safeguarded.

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 CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawing and samples of facing materials), 4 (sample panel of the facing brickwork), 10 (remediation measures), 12 (photovoltaic cells), 15 (air quality monitors), 18 (Building Regulations Part M4(2)) and 19 (Building Regulations Part M4 (3)(2a)) of planning permission granted on 24/04/2019 ref: 2017/2883/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 7 (Tree protection measures), 10 (Preliminary Risk Assessment), 17 (Green Roof Details), 21 (SUDS) and 22 (Bat Survey) of planning permission granted on 24/04/2019 ref: 2017/2883/P and these are currently being assessed.

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