

Application ref: 2020/1902/P
Contact: Laura Hazelton
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Date: 11 May 2020

Development Management
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Simoni Devetzi
23 Cranbrook Lane
London
N11 1PH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
228 Belsize Road
London
NW6 4BT

Proposal: Written scheme of investigation required by condition 11 of planning permission ref: 2015/5832/P dated 17/05/2017 for the 'Demolition of existing single storey extension and erection of 3 storey plus basement building to provide enlargement of the existing Class A3 restaurant at ground and basement level and the provision of 2no. 1-bed and 2no. 2-bed units on the first and second floors to replace the existing 3no. studios and 1no. 1-bed units. Alteration to shopfront'.

Drawing Nos: Written Scheme of Investigation for an Archaeological Watching Brief and Trial Trench Evaluation dated April 2020.

Informative(s):

1 Reason for granting permission

A written scheme of investigation has been submitted setting out a methodology for an archaeological watching brief and trial trench evaluation to discharge condition 11.

This WSI sets out the methodology for an archaeological watching brief and evaluation in order to assess the presence or absence of archaeological

remains, their extent, nature, quality, date and character. The archaeological evaluation is based on the approved development plans. All works will be undertaken by a team of suitably qualified professional archaeologists in accordance with current best practice standards and guidance. The results will be published online via Archaeological Data Service (ADS).

The methodology has been assessed by the Greater London Archaeological Advisory Service (GLAAS) who have confirmed it accords with relevant standards and guidance and that it is in compliance with the condition.

As such, the submitted details are in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and it is recommended that condition 11 is partially discharged.

- 2 You are reminded that conditions 5 (Accessibility), 6 (Sustainability statement), and 7 (Internal water use) of planning permission granted on 17/05/2020 (ref: 2015/5832/P) are outstanding and require details to be submitted and approved.

Details for condition 2 (Detailed drawings) have been submitted and are pending determination.

- 3 You are advised that the start date should be communicated by the archaeological practice to the Greater London Archaeological Advisory Service (GLAAS) who will conduct monitoring visits.

Condition 11 will not be fully satisfied until all works are complete, including any post-excavation assessment/analysis leading to publication.

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