

Application ref: 2020/0753/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 11 May 2020

Development Management
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Firstplan
Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Workshop Rear of 38-52 Fortress Road
Fortess Grove
London
NW5 2HB

Proposal:

Details of cycle store, foundations, and asbestos survey required by conditions 10, 11 and 16 (part) of planning permission ref: 2017/6788/P dated 28/01/2019 for: 'Works to depot building (Studio B) comprising increasing height of existing parapet, erection of a single storey roof extension, rear infill extension, external alterations and landscaping of courtyard; provision of UKPN substation and external alterations to Railey Mews'. Drawing Nos: Letter from FirstPlan dated 22/04/2020; Studio B Foundation Layout (Ref: 170110-S50 Revision C3); Studio B Foundation Sections (Ref: 170110-S60 Revision C2); Railey Mews Foundation Layout (Ref: 170110-S75); Structural Foundation Philosophy prepared by Cranston Consulting; Letter from TFL Engineering (dated 03 December 2019); Cycle Parking Details (Ref: 1014-GA-00-bikes Revision P1); & Asbestos Survey Report by DSM Asbestos Consultants Ltd dated 20/01/2020.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for approval-

Condition 10- details of cycle storage show 6 short-stay cycle spaces (3 Sheffield stands) provided within the front forecourt and 36 long-stay cycle spaces (two tier racks) provided internally. The long-stay store is secure and would have level access from Railey Mews. The store has been adequately sized to accommodate the two tier racks. The details are considered adequate to show the facilities are acceptable in design, number and location.

Condition 11- details of a method statement of foundations and below ground development have been supplemented with details of foundations and a letter from TfL confirming that the London Underground/DLR assets would not be affected by the proposed pad foundation works proposed. The details are considered to be adequate to show there is no harmful impact on existing and proposed strategic transport infrastructure.

Condition 16- details are required of an asbestos survey, mitigation measures and verification of the latter. The submission is now for only a partial discharge relating to the first part of the condition requiring the pre-demolition and/or refurbishment asbestos survey to be approved before development commences. The second part relating to submission of a mitigation report and its verification will be submitted later prior to occupation. The details submitted for the survey have been reviewed by the Council's land contamination officer and are considered to be acceptable for the partial approval of this condition to protect future occupiers of the development from the possible presence of asbestos.

The full impact of the proposed development has already been assessed.

The proposed development is in general accordance with policies A1 and T1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (materials), 6 (hard and soft landscaping), 7 (tree protection), 12, (piling), 13 (scheme of assessment), 14 (contamination remediation scheme), 16 (2nd part relating to verification of asbestos scheme of mitigation), and 17 (bird and bat boxes) of planning permission ref: 2017/6788/P dated 28/01/2019 are outstanding and require details to be submitted and approved.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer