

Application ref: 2021/0947/P
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Date: 18 August 2021

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
115-119
Camden High Street
London
NW1 7JR

Proposal: Details of piling method statement as required by condition 4 of planning permission ref. 2019/3138/P (dated 24.12.20) for Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.

Drawing Nos: Report titled "Assessment of Impact of Redevelopment on Thames Water Assets" Rev 0 produced by Geotechnical Consulting Group dated 17 June 2021; Report titled "Emergency Preparedness Plan (EPP)" Rev 2 produced by Gilbert-Ash dated 22 July 2021; Report titled "115-119 Camden High Street - outline monitoring proposal" received by Thames Water on 29 June 2021 and sent by Elina Kalogeropoulou; CCL-28791-S-CAM-GA-B1-0099_Rev T1 titled "Basement GA" produced by Clancy Consulting dated 22 November 2019; CCL-28791-S-CAM-GA-FN-0098_Rev T1 titled "Piling GA" produced by Clancy Consulting dated 22 November 2019; CCL-28791-S-CAM-GA-GRD-0100_Rev T1 titled "Ground Floor GA" produced by Clancy Consulting dated 22 November 2019; CCL-28791-S-CAM-SEC-SL-0201_Rev C5 titled "Section B-B" produced by Clancy Consulting dated 23 June 2021; CCL-28791-S-CAM-SEC-SL-0206_Rev P3 titled "Cross Section of Proposed Structure with Extg. TWUL" produced by Clancy Consulting dated 28 July 2021; Letter with

subject "115-119 Camden High Street" produced by Geotechnical Consulting Group dated 28 July 2021; CCTV Drainage Survey Report produced by Herts Drainage Services Ltd dated 21 July 2021.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approval-

The applicant has submitted a piling method statement to discharge condition 4 which seeks to safeguard existing below ground public utility infrastructure and controlled waters. Thames Water have reviewed the information and confirmed its acceptability via the issue of a Letter of No Objection (LONO). The LONO confirms Thames Water are satisfied that the proposed works will pose negligible risk to Thames Water assets. The applicant is reminded to notify Thames Water of any changes to the design solution and to pay regard to the conditions set out in the LONO.

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

As such, the submitted details are in general accordance with policy A5 of the Camden Local Plan 2017 and condition 4 can be discharged.

- 2 You are reminded that conditions 3 (design), 6 (refuse), 9 (water efficiency), 17 (mechanical ventilation), 19 (mechanical ventilation), 20 (access), 21 (access) and 24 (entertainment noise levels) of planning permission ref. 2019/3138/P dated 24/12/2020 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 2021.

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