

Application ref: 2021/3658/P
Contact: Adam Greenhalgh
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MRPP
21
Buckingham Street
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Dear Sir/Madam

tDECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**38 Frognal Lane
London
NW3 6PP**

Proposal:

Details pursuant to condition 14 (Recycling and re-use of materials strategy) of planning permission 2020/4667/P granted subject to a legal agreement on 28/07/2021 for 'Erection of replacement 2 storey dwelling plus basement following demolition of existing building'
Drawing Nos: Recycling and Re-use of Materials Strategy (SRE - July 2021)

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

Informative(s):

1 Reasons for granting approval:

Condition 14 of planning permission 2019/4420/P requires details of a recycling and re-use of materials strategy to be submitted and approved in writing prior to the commencement of the development. The condition was imposed with the aim of diverting 95% of site waste from landfill, complying with the Institute for Civil Engineer's Demolition Protocol, and maximising the reuse of materials on-site before salvaging appropriate materials to enable their reuse off-site.

The Recycling and Re-Use of Materials Strategy (SRE July 2021) indicates that

key items of the construction materials will be incorporated within the new build construction. Site waste will be managed on site through a Construction Management Plan which will emphasise the need to minimise waste leaving site and the reuse of materials on site.

To facilitate the re-use of materials on the site, appropriate areas will be allocated within the Construction Works Plan and associated method statement for the storage of re-usable materials from the demolition and construction phases where it is practicable to do so as part of the overall site management.

Any 'muck away' resulting from the digging out of the basement (or other excavation) will be, where possible, relocated on site to reduce the transportation of waste. Where this is not possible, this will be dealt with in line with the Waste Hierarchy by a licenced waste contractor in line with all other waste from the site.

A reclamation audit will be undertaken on the site prior to any demolition activities to identify any materials of interest that could potentially be salvaged and reclaimed as part of the initial soft-strip process.

The Strategy indicates that 100% of brickwork, roofing tiles, structural timber, timber parquet and concrete foundations will be diverted from landfill by being reused on or off site.

The Strategy therefore complies with the requirements of condition 17 of 2019/4420/P and in doing so, it complies with policies CC1 (Climate Change Mitigation) and CC5 (Waste) of the LB Camden Local Plan 2017.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer