

Application ref: 2021/5844/P  
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Date: 22 June 2022

**Development Management**  
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Mr. Gennaro D'Alo  
2a St. George's Road  
London  
NW11 0LR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Light Industrial Estate Redevelopment Site**  
**Liddell Road**  
**London**  
**NW6 1PL**

Proposal:

Details pursuant to Condition 21 (Piling method statement and risk assessment) of planning permission reference 2014/7651/P dated 31/03/15 (for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.)

Drawing Nos: Sheet Piling Risk Assessment Statement; Sheet (Silent) Piling Method Statement; Clean water capacity report; Pre-planning enquiry: Confirmation of sufficient capacity; WIP 50084822 1-33 LIDDELL ROAD, LONDON, NW6 2EW REV 1-CAD01-A1; 29100/ZZ/1100 Rev C01; [External] - FW: Mains Diversion Block B - DS6086868 Your Ref: J2659 -Liddle Road, West Hampstead NW6 2EW; RE: Impact Study \_Pre-Planning - J2659 -Liddle Road, West Hampstead NW6 2EW;

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

Informative(s):

- 1 Reasons for granting approval-

This application is to discharge condition 21 relating to the piling methodology for the site which will be carried out under Phase 2 of the development approved under planning permission 2014/7651/P. The applicant has submitted a method statement and details of the depth and type of piling, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

The Council's Environmental Health Team has no objections to the piling method statement and thus recommends that the condition is discharged.

Revisions were requested by Thames Water who objected on the grounds of insufficient detail submitted to assess potential risk to existing public sewer infrastructure. The additional piling layout plan and correspondence with Thames Water submitted are considered sufficient to demonstrate that the piling methodology has been produced in consultation with Thames Water. They have now confirmed that the condition can be discharged.

The submitted details are consistent with the Council's policy for managing the impacts of development (policy A1 of the Local Plan) and are acceptable in all other respects.

As such, the proposed details are in general accordance with policies A1, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 4 (Location of affordable housing), 8(Cycle parking), 12 (Sample panels), 13 (Details of gates), 17 (Living roofs), 23 (Detailed landscape plan) and 28 (Plant) of planning permission 2014/7651/P dated 31/03/15 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