

Application ref: 2022/1632/P  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 18 July 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Tetrattech Planning  
1 Angel Court, 11thFloor  
London  
London  
EC2R 7HJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**156 West End Lane  
London  
Camden  
NW6 1SD**

Proposal:

Piling method statement required by condition 17 of planning permission 2019/4140/P (dated 14th July 2021) which itself varied planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys (summary).

Drawing Nos: 0001-S-IES-DRG-20-FN-1050 rev C05, 0001-S-IES-DRG-20-FN-1060 rev C05, 0001-S-IES-DRG-22-ZZ-2102 rev C01, Sewer Impact Assessment rev 3 dated April 2022, Contractor's Method Statement - Combined Method & Risk CFA Piling ref: PP9652/Lon, Network Rail review of Method Statement dated 26/01/2022, Contractor's Method Statement - Combined Method & Risk Rotary Piling ref: PP9652/Lon, Thames Water letter ref: X2039/1708 dated 16 June 2022.

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

Informative(s):

1 Reasons for granting approval

Condition 17 requires the submission of a piling method statement to be prepared in consultation with Thames Water which details the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works.

The condition was partially discharged under reference 2021/3480/P in relation to the east building only. A Combined Method and Risk CFA Piling Statement and associated details have now been submitted for the west building to fully discharge the condition.

The Thames Water DevCon team has reviewed the submitted information, and following the submission of additional details to address their initial queries, have confirmed they have no objection to the discharge of the condition.

The full impact of the proposed development has already been assessed. No responses were received prior to determination.

As such, the submitted details are sufficient to safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy A5 (Basements) of the London Borough of Camden Local Plan 2017.

2 You are reminded that conditions 5 (part a - shopfront details), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2), 24 (evidence of water use), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 39 (odour mitigation details), and 44 (cycle parking details) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 3 (proposed slab levels), 5 (part e - play areas), 11 (lighting strategy), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), and 35 (building vibration details) and are under consideration.

3 Thames Water have reviewed the information provided and agree to discharge Condition 17. This is based on the understanding that works are carried out in accordance with impact assessment reference number X2039/1708 . Please advise Thames Water if these plans change so that they can re-assess the risk to their assets.

Demolition, piling and excavation works all have the potential to adversely impact Thames Water assets. Please bear in mind that Thames Water will hold the developer and any relevant contractor/sub-contractor liable for any losses incurred or damage caused to Thames Water assets arising from construction

works or subsequent use of the facility.

Plans of Thames Water apparatus can be obtained through their website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk). Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) with email subject FAO Asset Protection Team). Please use the following reference in all future correspondence: DTS 337.

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 typed name and title.

Daniel Pope  
Chief Planning Officer