

Application ref: 2022/3507/P
Contact: Josh Lawlor
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Date: 17 November 2022

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ROK Planning
16 Upper Woburn Place
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

140 - 146 Camden Street
London
NW1 9PF

Proposal:

Details pursuant to condition 15 (Waterway Survey) of planning permission ref. 2014/7908/P (as later amended by permissions 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019 and 2019/5155/P dated 10/07/2020) for Demolition of the existing buildings and erection of 1 - 8 storey building (plus basement excavation) comprising 2,026sqm of commercial floorspace (flexible B1 use class) and 52 residential units with associated landscaping,
Drawing Nos: Visual Survey Report ref. 1858-BRL-02-XX-RP-C-0001,

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

Informative(s):

1 Reasons for approval-

In accordance with the wording of Condition 15, a Visual Survey Report has been prepared which concludes that there were no observed changes since the initial inspection on the sheet pile wall's structural integrity. The wall was found to be generally in a good condition; no evident defects were identified. Regarding the concrete capping beam on top of the masonry blockwork wall,

slight deterioration has occurred since the previous inspection; however this is age-related. No obvious cracks were identified nor signs of scouring were observed. Regarding the capping beam and concrete topping, there are some minor abrasions and chippings along the edge. The larger cracks previously thought to have been caused by thermal cracking or settlement have not developed and no new major cracking that could have resulted from construction works was observed.

It should be noted that there is no recommendation or requirement for making good or for repairing any damage noted in the report. The Canal & River Trust has reviewed the revised report and confirms that they are satisfied that the condition can be discharged. As such it is not necessary to produce a method statement or repairs schedule and the condition can be discharged.

The details hereby approved would protect the visual amenity and safety of the area in accordance with the requirements of policies A1, D1, D2, C5 and C6 of the Camden Local Plan 2017.

- 2 You are reminded that condition 11 (CHP specification) of planning permission ref 2014/7908/P dated 11/05/2016 is outstanding and requires 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