

Application ref: 2022/2808/P
Contact: Nora-Andreea Constantinescu
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Date: 21 November 2022

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GroupWork
15A Clerkenwell Close
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
317 Finchley Road
London
Camden
NW3 6EP

Proposal:

Details of impact piling as required by condition 20 of planning permission 2016/2910/P dated 07/03/2017 for Erection of a part 7 part 10 storey building comprising 22 flats (Class C3) and a flexible commercial unit (Use Classes A1/A2/A3) to the ground and lower ground floors, associated public realm improvements, landscaping and associated works, following demolition of existing public house, retail unit and associated structures.

Drawing Nos: Letter dated 20 June 2022 from Webb Yates Engineers Limited.

The Council has considered your application and decided to approve details.

Informative(s):

1 Reasons for approving details:

Condition 20 requires that no impact piling should be undertaken until a piling method statement, prepared in consultation with Thames Water or relevant stakeholder has been carried out and submitted to the local planning authority.

A letter from Webb Yates Engineers has been submitted to state that no impact piling has been used in the construction of the scheme. The permanent piles were constructed using continuous flight auger (CFA) method. The sheet piles used as part of the temporary works were installed using silent piling method. Both methods were selected to minimise vibration to neighbouring structures and infrastructure. The information provided is considered sufficient to discharge condition 20.

The full impact of the proposed development has already been assessed. The proposed details demonstrate the below ground public utility infrastructure and controlled waters have been safeguarded.

As such, the proposed development is in general accordance with policy CS13 of the Camden Local Development Framework Core Strategy.

- 2 You are reminded that the following conditions still require information to be submitted: conditions 26, 27, 38 are to be discharged prior construction or prior occupation.
- 3 You are advised that the following conditions are pending consideration: conditions 3a),b),c) (2022/3783/P, 2022/3784/P, 2022/3785/P); conditions 12, 16, 31 (2018/1902/P); conditions 15 and 18 (2018/2050/P); conditions 24, 25 (2018/5206/P).

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer