

SITE: 21 The Broadway, London, NW7 3DA

Reference: **23/4743/S73**

PROPOSAL: Removal of condition 9 (Construction management and logistics plan) pursuant to planning permission 22/4229/FUL dated 01/06/2023 for `Change of use of rear part of existing ground floor commercial unit (Use Class E) to 1no dwelling (Use Class C3) and associated change to entrance. Addition of ground floor windows and changes to first floor fenestration. Associated refuse/recycling and cycle storage.`

Justification for the removal of condition 9.

a)

i. The existing buildings cover virtually 100% of the application site and the works were largely limited to the internal conversion of the rear part into one self-contained dwelling with minimal associated works. Site preparations were not required or possible and no new buildings or extensions were proposed. This is a very small scale development and the works are now complete.

ii. The development did not include wholesale demolition. Some loadbearing and some non-load bearing walls have been removed none of which generated any materials that were able to be recycled. The existing buildings cover the entire site and as such deliveries of materials & plant had to be taken straight into the building. There was no substantial building work and site facilities were housed within the existing building utilising the first floor of the building which was unoccupied at the time. This is a very small scale development and the works are now complete.

iii. The majority of the works were contained within the closed environment of the existing building with the first floor as a buffer zone between the works and the residential use above. This is a very small scale development and the works are now complete.

iv. Due to the confined nature of the site all surplus materials were removed immediately and dust suppressed by damping down within the building. This is a very small scale development and the works are now complete.

v. The majority of the works were contained within the closed environment of the existing building with the first floor as a buffer zone between the works and the residential use above. This is a very small scale development and the works are now complete.

vi. The existing buildings cover virtually 100% of the application site with no space for a contractor's compound and contractors either travelled to site using public transport or shared vehicle and parked in the public pay and display car parks nearby.

vii. There is a rear service road which was used to load and unload vehicles so that the public highways were not affected during the works.

viii. The contractors liaised with the occupants of the upper residential flat and the retained shop unit during the works which are now complete.

b) The development has been implemented in accordance, where applicable, with the measures outlined above.