

Application ref: 2023/1031/P  
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45 Welbeck Street  
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W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**69 Avenue Road**  
**London**  
**NW8 6HP**

Proposal: Basement engineer details required by condition 11 of planning permission 2020/2330/P dated 15/09/2021 for the demolition of existing side extension and erection of a single storey side and rear extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works.

Drawing Nos: Letter of Appointment dated 3 March 2023 by Michael Barclay  
Partnership LLB

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

Informative(s):

#### **1 Reasons for granting approval**

Condition 11 of planning permission 2020/2330/P granted on 15 September 2021 for 'Demolition of existing side extension and erection of a single storey side extension; erection of a two storey rear extension with roof extension and 3x replacement rear dormer windows; excavation of a basement and small lightwell and associated works' requires details of the appointment of a suitably qualified chartered engineer with membership of the appropriate professional

body.

A letter confirming the details of the chartered engineer and membership has been submitted. Michael Barclay Partnership have been appointed to oversee the detailed design of the permanent structure and the appointed engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including MEng, CEng, and MICE. As such, it is recommended that the details be approved.

The full impact of the proposed development has already been assessed during the determination of the original application.

- 2 You are reminded that conditions 6 (soft landscaping) and 10 (Living Roof) of planning permission granted on 15/09/2023 (ref. 2020/2330/P 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer