

Application ref: 2023/3453/P
Contact: Daren Zuk
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Date: 14 September 2023

Development Management
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TFF Architect Ltd
TFF Architects Ltd
Quadrant House
250 Kennington Lane
London
SE11 5RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
25 Oakhill Avenue
London
NW3 7RD

Proposal:

Details to discharge Condition 6 (Engineer Details) of planning reference 2022/4672/P dated 05/07/2023 for the 'amalgamation of two self-contained flats into single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations'.
Drawing Nos: Letter from MBP Consulting Engineers (dated 18/08/2023)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

1 Reason for discharge:

Details of the qualified chartered engineer (Mr Anthony Hayes, MBP Consulting Engineers) required by Condition 6 have been submitted. The appointed engineer is a member of the Institution of Civil Engineers which is a required

qualification for matters of land stability. The submitted documents confirm that the appointed engineer will be responsible for both the design and construction stages of the project, and will be conducting regular visits to the site throughout the works to monitor they are being carried out in accordance with their drawings and specifications.

The Council is therefore satisfied with the appointment with respect to safeguarding the appearance and structural stability of neighbouring buildings and the character of the immediate area.

The planning and appeal history of the site has been taken into account when coming to this decision.

The details are in accordance with the requirements of Policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2022/4672/P (dated 05/07/2023) which need details to be submitted, have been 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer