

Application ref: 2023/4388/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 25 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Frontline Architects
Unit 7
45 St Mary
London
W5 5RG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Basement Flat
313A Royal College Street
London
NW1 9QS

Proposal: Details to discharge Condition 5 (Appointment of Structural Engineer) of planning reference 2020/2395/P dated 03/11/20 for remodelling and conversion of existing storage space located at ground and lower ground floor levels into a 1 bedroom maisonette.

Drawing Nos: Letecká, Letter of appointment dated 27/02/2023

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

Informative(s):

1 Reasons for granting permission:

This application seeks to discharge condition 5 (Appointment of Structural Engineer) of planning permission 2023/4388/P granted under ref. 2020/2395/P dated 03/11/20. Condition 5 requires details to be provided of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed to inspect, approve, and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and

approved by a building control body.

The structural engineer, Justyna Latecka, was appointed to carry out the design and detailing of the basement works and to visit the site during construction works periodically. The letter submitted confirmed this and provided details of their qualifications.

The details of the appointee's responsibilities are acceptable to ensure that the excavation work will safeguard the appearance and structural stability of neighbouring buildings. The planning and appeal history of the site has been taken into account when coming to this decision.

The details provided are considered to be acceptable to discharge the condition. The full impact of the proposed development has previously been assessed. One objection was received from the Duncan House Tenants and Residents Association concerning the absence of a consultation process for this application. There is no statutory requirement to consult on applications to approve details. The assessment of details of the engineer appointed to oversee the basement works approved in application 2020/2395/P is the only consideration of this application.

As such, the proposed development is in general accordance with policies D1, D2 and A5 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2020/2395/P dated 03/11/20 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 2023.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer