

Application ref: 2023/4519/P
Contact: Fast Track TY
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Date: 28 November 2023

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Evan Ferguson, Architect
Old Manor Farm
Helperthorpe
Malton
North Yorkshire
YO17 8TQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
41 Howitt Road
London
NW3 4LU

Proposal:

Details of appointment of qualified chartered engineer (condition 4) and tree protection measures (condition 6) in relation to planning permission 2014/5939/P dated 18/09/2017 for the excavation of single storey basement extension including front and rear lightwells and erection of single storey ground floor rear extension.

Drawing Nos: Accompanying statement from Evan Ferguson, Architect received 20/10/2023; Arboricultural Impact Assessment Report from Landmark Trees (ref. YGM/41HWT/AIA/01) dated 24/04/2014; Arboricultural Method Statement (addendum) from Spacewise Design & Build Ltd. dated 20/09/2023; Email from James Youngman (tree monitoring) dated 23/11/2023; Project engineers letter from DDA Engineers (ref. 2035) dated 20/10/2023.

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

Informative(s):

- 1 Reason for granting approval:

The following conditions require details to be submitted and approved in writing by the Council in relation to planning permission (2014/5939/P) granted on 18/09/2017.

Condition 4 (qualified chartered engineer) requires the submission and approval of details of a suitably qualified chartered engineer 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.

In order to address the requirements of this condition, the applicant has confirmed in writing the appointments of Jo Smith of DDA Engineers (CEng, MIStructE - membership no. 028364776) and Paul Cullen of eng17 (Chartered Civil Engineer with Institute of Engineers Ireland (membership no. 464760) in relation to permanent and temporary works respectively.

Condition 6 (tree protection details) requires the submission and approval of details in respect to how trees are to be retained and protected during construction work.

The applicant has provided various documents to address this condition, including an arboricultural impact assessment report and method statement with a monitoring schedule and confirmation. A Tree and Landscaping officer has reviewed the details submitted and is satisfied that the information sufficiently demonstrates how all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, will be retained and protected from damage during the period of construction.

Overall, therefore, it is considered that the details submitted satisfy the requirements of conditions 4 and 6, and can be discharged.

The full impact of the proposed development has already been assessed under planning application (2014/5939/P) granted on 18/09/2017.

As such, the details are considered to be in general accordance with policies A2, A3 and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission (2014/5939/P) granted on 18/09/2017 that require 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer