

12/04/2024

**Submitted via the planning portal**

Kristina Smith  
London Borough of Camden  
5 Pancras Square  
London  
N1 4AG

Ref. LONL3021

Dear Kristina,

### **30 GLENILLA ROAD – DISCHARGE OF CONDITION 5 – QUALIFIED ENGINEER**

On behalf of our client, Seok Yee Swycher ('the applicant') we hereby submit this retrospective approval of details application relating to the consented planning permission for the redevelopment of 30 Glenilla Road, located in Belsize in Camden. Planning permission was granted in January 2019 (Ref. 2018/0932/P) for the following development:

*"Demolition of existing dwelling house and erection of four storey replacement dwelling house with single storey basement and associated hard and soft landscaping works, including erection of garden room to rear and bin store to front of property."*

The submission seeks the retrospective approval of the relevant information required by Condition 5, which was mistakenly not submitted in line with the required trigger point set out in the condition (prior to commencement). The development was however carried out in accordance with the condition, which required the following to be submitted and approved prior to the commencement of development:

*The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been 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 approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

*Reason: To safeguard the appearance and structural stability of neighbouring building and the character of the immediate area in accordance with the requirements of policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017*

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The basement impact assessment associated to the consented scheme was reviewed and approved by Camden's independent third-party structural engineer consultants, and the basement was then constructed in accordance with this BIA and the approved plans. An administrative oversight meant that the details of the chartered engineer as required by condition 5 were not submitted at the correct time – and this submission seeks to meet those requirements.

The appointed engineer's role during construction is set out in the accompanying documentation, as is Building Control sign off for the works – with building control having visited the site numerous times during construction as per normal practice.

Submitted as part of this approval of details application is the following:

- Required statement by the qualified chartered engineer, including relevant information as required by Condition 5.
- Building Control sign off for the development.

While the late submission of this information is regrettable, we trust that the submitted information is sufficient for you to discharge the condition as appropriate. If you require any further information or would like to visit site please do contact me at our offices.

Regards



Laurence Brooker  
**Director, Head of Central London Planning**

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