

Application ref: 2024/4735/P  
Contact: Brendan Versluys  
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Date: 7 November 2024

**Development Management**  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**14 Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:  
Details pursuant to Condition 6 (Engineer appointee details) of planning permission 2013/6912/P dated 26/04/2016, for: Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house (Class C3).

Drawing Nos: Letter prepared by MBP Ltd, 28/10/2024

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

Informative(s):

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

This application is to discharge Condition 6 relating to the provision of details of the appointed engineer to supervise the proposed basement construction works.

The letter confirms that the appointed Structural Engineers (MBP Consulting Engineers) will design and oversee the basement construction works. The letter confirms the appointed engineers would carry out the design and construction phases of the works, based around the standard Association for Consultancy Engineers (ACE) conditions and services, and make regular visits

to the site throughout the works to monitor that they are being carried out in accordance with our drawings and specifications

The letter also confirms that the basement works will be carried out in accordance with the approved BIA, Basement Construction Method Statement and Construction Management Plan, that formed part of the implemented application ref. 2013/6972/P.

The full impact of the proposed development has already been assessed.

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

- 2 You are reminded that Condition 7 (Replacement rose garden) of planning permission 2013/6912/P granted on 29/04/2016, is 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer