

Application ref: 2024/5362/P  
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Date: 14 January 2025

**Development Management**  
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Brinkworth  
4-6 Ellsworth Street  
London  
E2 0AX  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**9 Lyndhurst Terrace  
London  
NW3 5QA**

Proposal: Details required by condition 9 (chartered engineer) of planning permission 2023/3689/P dated 06/03/2024 (Variation of condition 2 (approved plans) and removal of condition 18 (ASHP details) of planning permission ref. 2020/2816/P (dated 09/06/2021) for [Demolition of existing dwelling and replacement with a three storey (plus basement) single dwelling house with terraces to front and rear and associated landscaping works], namely to enlarge basement to front to include relocated ASHPs, enlarge rear garden terrace and amendments to landscaping and fenestration).

Drawing Nos: Engineer Appointment Letter (prepared by EngineersHRW, dated 09/07/2024).

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

Informative(s):

1 Reasons for granting approval:

Condition 9 of the original permission requires the submission of details regarding the appointment of a suitably qualified engineer to oversee basement construction works. To this end, the Applicant has provided an appointment

letter to confirm the chartered status of the appointed engineer, their responsibilities, and that the appointee holds the appropriate qualifications, as set out in CPG 'Basements'.

The submitted letter confirms the responsibilities of the appointed engineer will include leading the structural team during the construction works, following on from this role at design stage. The lead engineer is confirmed to have a CEng (Chartered Engineer) qualification, and would therefore be suitably qualified, as required by the condition. Therefore, the details provided would meet the full requirements of the condition and allow it to be fully discharged.

The full impact of the proposed development has already been assessed under application ref. 2023/3689/P.

On this basis, the submitted details are sufficient to discharge condition 9 and would ensure that proper consideration of the structural stability of neighbouring buildings has been given and that the character and appearance of the area would be safeguarded, in accordance with the requirements of policies D1, D2, and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (detailed drawings), 4 (landscaping), 7 (cycle storage), 10 (photovoltaic cells), 15 (boundary treatment), and 17 (Air Source Heat Pumps details) of planning permission 2023/3689/P granted on 06/03/2024 are 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



Daniel Pope  
Chief Planning Officer