

London Office:  
80-83 Long Lane  
London, EC1A 9ET

19 February 2025

Sent via planning portal only:

Dear Sir/Madam

**APPLICATION FOR APPROVAL DETAILS RESERVED BY CONDITION FOLLOWING GRANT OF PLANNING PERMISSION – THE TOWN AND COUNTRY PLANNING ACT 1990**

**DISCHARGE OF CONDITION 4 (ENGINEER DETAILS) AND CONDITION 8 (TREE PROTECTION/ ARBORICULTURE) ATTACHED TO PERMISSION REF: 2024/3908/P.**

**31 ELSWORTHY ROAD, LONDON, NW3 3BT.**

Please accept this covering letter as an accompaniment to this discharge of condition application pursuant to permission ref: 2024/3908/P at 31 Elsworthy Road, London, NW3 3BT ('the site').

Condition 4 attached to permission ref: 2024/3908/P states:

***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, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. 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 ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and 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.***

Condition 8 attached to permission ref: 2024/3908/P states:

**Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.**

**Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.**

In accordance with condition 4, the applicant has appointed structural engineers "Engineeria Ltd" who are to be responsible for the structural design of the basement structure as well as the ground floor slab up to a RIBA Stage 5. Please find enclosed a letter of verification which confirms the company (Engineeria Ltd) as the appointed structural engineers who will be overseeing the works on behalf of the client during the construction stage.

In keeping with the requirements of condition 8, please find enclosed an Arboriculture Impact Assessment Report from Landmark Trees Ltd highlighting the relevant details which confirm that all retained trees upon the site are to be protected during construction work.

It is important to note that these conditions regarding the engineer and tree protection details were previously discharged under the previous consent (ref: 2021/1527/P), which the council deemed acceptable.

### **Summary**

I trust this letter and the enclosed documents provide you with sufficient information to discharge condition 4 and condition 8 of the permission ref: 2024/3908/P. If you need any additional information, clarification on any points, or have any questions, please do not hesitate to contact me.

Yours faithfully,

**Lauren Westley  
Principal Planner  
SM Planning**