

Application ref: 2025/1132/P  
Contact: Sofie Fieldsend  
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Date: 17 April 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Judd Street  
London  
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Beech Architects  
Church Farm Barn  
The Street  
Thorndon  
IP23 7JR

Dear Sir/Madam,

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**15 Lyndhurst Terrace  
London  
NW3 5QA**

Proposal: Details of basement engineer (condition 6) of planning permission 2023/1341/P dated 20/12/2023 for: (Excavation of basement with front and rear lightwells; single storey front extension including repositioning of front door; alteration to existing front projection, including insertion of bi-fold doors within curved wall and decking above new lightwell; enlargement and painting black of stairwell enclosure; ground and first floor rear extension; alterations to fenestration; landscaping to front and rear)

Drawing Nos: Letter from Concept Consultancy Structural Designers Ltd. dated 13th March 2025.

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

Informative(s):

#### **1 Reason for consent:**

This condition requires details of the basement engineer's relevant qualifications and their responsibilities. The application is supported by a copy of letter of appointment for Concept Consultancy Structural Designers Ltd. to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration and confirmation that the basement engineer is a Civil Engineer with the "CEng" (Chartered Engineer) qualification from the Engineering Council and a Member of the Institution of Structural Engineers (MIStructE). These details demonstrate that the engineer is suitably qualified and from a recognised

relevant professional body and that he has a comprehensive list of responsibilities in overseeing and reviewing the project. It is considered that the details are acceptable and will ensure the appearance and structural stability of neighbouring buildings and the character of the immediate area will be safeguarded. The detail provided is considered sufficient to discharge planning condition 6.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017 and Policy BA1 of the Hampstead Neighbourhood Plan 2018. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

- 2 You are advised that all conditions that required the submission of details relating to ref. 2023/1341/P dated 20/12/2023 have been discharged.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer