

Application ref: 2025/1347/P  
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Date: 19 May 2025

**Development Management**  
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KSR Architects  
14 Greenland Street  
London  
NW1 0ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**77 Avenue Road**  
**London**  
**NW8 6JD**

Proposal:  
Details required to discharge condition 11 (Appointment of Qualified Chartered Engineer) of planning permission reference 2021/4003/P dated 01/02/2023 for 'Demolition of existing dwelling and erection of replacement three-storey detached dwelling with basement'.

Drawing Nos:  
Letter from Andrew Ilsley of Form Structural Design (dated 17th March 2025).

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

Informative(s):

#### **1 Reasons for granting approval:**

Condition 11 requires the submission and approval of details of a suitably qualified chartered engineer 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 checked and approved by a building control body.

In order to address the requirements of this condition, the applicant has

confirmed in writing the appointment of Andrew Ilsley, of Form Structural Design. The appointed engineer is a Member of the Institution of Structural Engineers and holds a CEng qualification. The Council is therefore satisfied with the appointment, which follows guidance as set out in CPG 'Basements', and it is considered that the appointed engineer would help ensure the safeguarding of the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Therefore, it is considered that the details submitted satisfy the requirements of condition 11, which can be fully discharged.

The full impact of the proposed development has already been assessed under planning application ref. 2021/4003/P granted on 01/02/2023.

As such, the details are considered to be in general accordance with policies D1 and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 4, 5, 14, 16, 17, and 21, relating to planning permission granted under reference 2021/4003/P dated 01/02/2023 require details to be submitted and approved by the council.

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 grey rectangular background.

Daniel Pope  
Chief Planning Officer