

2400/08-1410DS03

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Dear Ms. Tulley

5A GREVILLE PLACE, LONDON, NW6 5JP (REF:- 2011/4860/P)
APPLICATION TO DISCHARGE PLANNING CONDITION 5
(STRUCTURAL ENGINEER DETAILS)

On behalf of our client, Ms. L. Brightwell, please find enclosed an application for approval of details relating to Condition No. 5 (Structural Engineer Details) of planning permission 2011/4860/P.

Background

Full planning permission was granted for the refurbishment of the subject property on the 3rd January 2012 (2011/4860/P). An associated application for listed building consent was also granted on the same date (2011/4864/L).

The approved development can be summarised as follows:-

“Enlargement of existing lower ground floor beneath front garden and to rear and creation of terrace on roof of rear lower ground floor extension, erection of roof extension, re-landscaping of front garden and installation of new gate piers and railings, and alterations to fenestration all in connection with existing dwellinghouse (Class C3).”

The permission is subject to a number of planning conditions, and this submission relates to Condition No. 2 (Design Details) which 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 supervise the construction works throughout their duration, in accordance with the recommendations of the structural engineering details hereby approved. The appointment shall be confirmed in writing to the

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Council prior to the commencement of the development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works."

Material to Discharge Condition

This application to discharge condition No. 5 comprises the following documentation:-

1. Completed application form for approval of details;
2. This covering letter;
3. Location plan (1:1250) with application site outlined in red;
4. Structural Engineer Appointment Letter;
5. Copy of decision notice of planning permission 2011/4860/P;
6. Relevant application fee of £28 for householder submission.

The submitted material provides confirmation that the proposed construction works shall be supervised by Packman Lucas Structural Designers, in accordance with the engineering details contained within the approved documentation (and prepared by the same organisation).

This ensures that the structural stability of both the host and neighbouring buildings are protected, in accordance with the requirements of Policies CS5 and CS14 of Camden's Core Strategy and also policies DP24, DP25, DP26 and DP27 of the Council's Local Development Framework Development Policies document.

This is an important matter for our clients and we would therefore be grateful to maintain a dialogue with you during the processing of the application. If you require any further details or information please do not hesitate to contact us.

We look forward to receiving your acknowledgement letter that validates our submission. Thank you for your anticipated continued assistance on this matter.

Yours sincerely
Metropolis Planning and Design LLP

PD 

NIGEL BENNETT
Partner

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