

Netherhall Development Ltd
14 Netherhall Gardens
London
NW3 5TQ

Application Ref: **2014/7954/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

27 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
14 Netherhall Gardens
London
NW3 5TQ

Proposal:

Details required by condition 8 to planning application 2013/2213/P, granted on 15/04/2014, associated appeal ref: APP/X5210/A/13/2205355 and APP/X5210/E/13/2205358 for the erection of 3-storey building and conversion to create 14 self-contained flats.

Drawing Nos: Supporting information condition 8 and Below Ground Works Ref No.23959 dated December 2014 by Fluid Structures

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

Informative(s):

1 Reason for granting:

The details submitted include a structural and construction method statement providing details of the foundation, basement and below ground works including



demonstrating that there would be no impact on the water table and that the effect of the increased load on the Belsize tunnel would be negligible.

The submitted information confirms that chartered structural engineers have been appointed to oversee the basement construction works. The engineers have the relevant B Eng, C Eng, MStructE, MICE and MIEI qualifications which complies with the requirements of Camden Planning Guidance (CPG4 - Basements and lightwells). The details submitted are therefore sufficient to discharge condition 8 of planning permission 2013/2213/P dated 15/04/14.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 3(ii,iii and iv), 12 and 13 of application 2013/2213/P, granted on 15/042014, associated appeal ref: APP/X5210/A/13/2205355 and APP/X5210/E/13/2205358 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 paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment