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Application Ref: **2015/1608/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

13 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**168 Eversholt Street**  
**London**  
**NW1 1BL**

Proposal:  
Details of cycle storage and basement engineers required by conditions 4 and 5 of planning permission 2013/5965/P dated 23/06/2014 (for the change of use from Café (A3) to maisonette and erection of two storey rear extension to basement and ground floor level following excavation)

Drawing Nos: Letter from Abstruck consulting engineers (ref AB 1144/20150317.F1) and drawing number 425-GA.11

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

#### **Informatives:**

- 1 The submitted information confirms that chartered structural engineers have been appointed to oversee the basement construction works. The engineers appointed do not have some of the relevant qualifications which comply with the requirements of Camden Planning Guidance (CPG4 - Basements and lightwells), i.e "CGeol". However, although not a specialist in hydrological engineering, the principal



engineer appointed on this project is suitably qualified for the works to be undertaken and sufficient information has been provided to demonstrate this. In light of this, it is considered that the details submitted are considered sufficient to satisfy the requirements of condition 5.

The proposed cycle store would be of an appropriate size and design for the storage of one bicycle. As such the submitted details of cycle storage is considered acceptable.

The proposed details are in general accordance with policy CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP26 and 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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2013/5965/P granted on 23 June 2014 which need details to be submitted, have been 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