

Mr Michael Eales  
Design Solutions  
561 Finchley Road  
London  
NW3 7BJ  
United Kingdom

Application Ref: **2015/0476/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

21 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**48 Elsworthy Road London NW3 3BU**

#### Proposal:

Details of structural engineers appointment, hard and soft landscaping and tree protection measures as required by condition 4, 5 and 6 of 2012/1680/P dated 21/05/2012 for excavation of basement with rear light well and glass balcony over at rear ground floor level as well as associated landscaping of rear garden all in connection with existing dwelling.

Drawing Nos: Covering letter from Michael Alexander detailing engineer qualifications; Covering letter from Barrell Tree Consultancy dated 29th January 2015 ref 15020-let1-AS; Plant List; Landscaping Plan produced by Green Square Design dated 21st January 2015; Email from Michael Eales of DS Design Solutions dated 21st May 2015.

The Council has considered your application and decided to grant permission

#### Informative(s):

- 1 Reasons for granting permission.

The applicant has provided details of the qualifications of the engineer appointed to inspect, approve and monitor the critical elements of both the permanent and



temporary basement construction works and this person would have the necessary qualifications required by CPG 4 (Basements) of the Council's Supplementary Planning Guidance. Confirmation has been provided that the engineer will ensure compliance with the design which has been checked and approved by a building control body throughout the duration of the works and a written explanation has been provided of the engineer's responsibilities. The works themselves have been approved by an Approved Inspector.

With respect to the hard and soft landscaping, the soft landscaping would take the form of a mix of species, some in planters, some in pots, some positioned to climb the fence and some in borders fringing the garden. The Council's Tree and Landscape Officer has advised that the planting is acceptable. In terms of the hard landscaping and means of enclosure for the site, these remain unchanged from existing. This is felt to be acceptable in terms of its impact on both the character and appearance of the host building and the Elsworthy Conservation Area.

Evidence in the form of a report and photographs have been submitted demonstrating that tree protection measures have been implemented in accordance with the approved details. The Council's Tree and Landscape Officer has visited the site and observed the measures in situ and found them to be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP27 of the London Borough of Camden Local Development Framework. The proposal also accords with policies 7.4, 7.8 and 7.21 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56-68 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission consent granted on 21/05/2012 (2012/1680/P) 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson  
Director of Culture & Environment