

Mr Gordon Young
Say Architects Ltd
45 Mitchell Street
London
EC1V 3QD

Application Ref: **2015/6412/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

26 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
54 Regent's Park Road
London
NW1 7SX

Proposal:
Details of basement engineers required by condition 5 of planning permission 2015/2786/P dated 9th November 2015 (for lowering of existing lower ground floor level including front lightwell and creation of new front steps.)
Drawing Nos: Letter from Form Structural Design Limited dated 13th November 2015, Clarke Banks Scope of Services, Letter from Derek Lofty and associates dated 12th November 2015.

The Council has considered your application and decided to grant approval of the submitted details.

Informative(s):

- 1 Reasons for granting approval.

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. The works involve the lowering of the existing floor by just 540mm and the BIA independent audit confirmed that impacts to the hydrological environment will be negligible. In light of this, it is considered that the details submitted are considered sufficient to satisfy the requirements of condition 5.

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.

- 2 You are reminded that condition 4 (plants and planter boxes) of planning permission granted on 9th November (ref. 20152015/2786/P) is outstanding and requires 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