

Mr Felix Finkernagel
Finkernagel Ross Architects
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ

Application Ref: **2015/0239/P**
Please ask for: **John Nicholls**
Telephone: 020 7974 **2843**

11 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
8 Elsworthy Road London NW3 3DJ

Proposal:

Details including; planning statement & SES Target Monitoring in relation to conditions 9a & 10 of 2012/5897/P, 13/06/13, for; Erection of building (incorporating part of retained existing building - roof and internal walls) comprising basement, ground and two upper floors for use as a single-family dwellinghouse (Class C3) (following substantial demolition of existing dwellinghouse (Class C3) including all external walls).

Drawing Nos: Planning Statement outlining history and submission documents (ref: 8ELS-planning statement); Target Monitoring data (ref: SES Target Monitoring) dated 1st September 2014; Email by monitoring specialist Adrian Johnson (ref: SES email) dated 14th November 2014; Annotated Pryce and Myers construction drawings numbered: 20261; /10 Rev C4; /22 Rev C4, /30 Rev C3; /32 Rev C4; Email from Martin Redston Associates (Engineers) dated 10th February 2015

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



Informative(s):

1 Reasons for granting approval:

The proposed statement, annotated structural plans and confirmatory emails explaining the scheme of measures to arrest progressive small movements affecting the front and rear walls of 6 Elsworthy Road and the rear wall of number 10 Elsworthy Road is considered sufficient to discharge Condition 9a of planning permission 2012/5897/P.

The structural plans and weekly 3D Target Monitoring report with readings for points: a) 206 (Basement: Underpins beneath front wall to number 8 Elsworthy Road); and b) 210 (Basement: Underpins beneath newly re-built party wall to Numbers 8 and 10 Elsworthy Road); are considered to demonstrate that the small movements affecting those walls has been stabilised, and is considered sufficient to discharge Condition 10 of planning permission 2012/5897/P.

No objections were received prior to making this decision. The planning and appeal history of the site has been taken into account when coming to this decision.

The information provided was considered by Camden Officer's and opinion sought from the Council's Structural Engineering consultants; Campbell Reith. As a result of the lack of post construction monitoring for the two Target Monitoring points (206 and 210), the Council requested further information as to why the monitoring points could no longer be monitored. These points are now inside or below or behind underpinning work in the basement area and cannot physically be monitored. Therefore, the Council requested structural plans to show where the steel work had been located within the building to stop any movements. A joint site visit between Council officer's and a representative from Campbell Reith helped to satisfy any doubts that the conditions had been suitably discharged in light of the lack of post construction monitoring of these two points.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

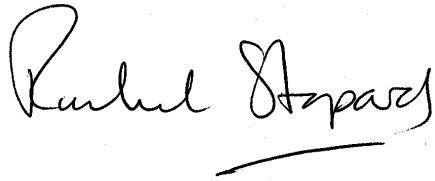
2 You are advised that conditions 4 and 11 relating to planning permission granted on 09/07/2013 (2012/5897/P) still need to be submitted for discharge

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment