

# CONSULTATION SUMMARY

## Case reference number(s)

2016/2769/P

## Case Officer:

Ian Gracie

## Application Address:

3 Downshire Hill

London

NW3 1NR

## Proposal(s)

Details of a qualified engineer required by condition 4 of planning permission 2014/2623/P dated 19/08/2015 (for excavation of basement).

## Representations

<b>Consultations:</b>	No. notified	00	No. of responses	01	No. of objections	01
					No of comments	00
					No of support	00

## Summary of representations

### *(Officer response(s) in italics)*

The owner/occupier of 10 Pilgrim's Lane has objected to the application on the following grounds:

- 1- It shows application registered 24/06/2016 but comments until 18/05/2016. The deadline for comments should be amended accordingly immediately.
- 2- In paragraph 13 of the Construction Management Plan it is said that the owner of 3 Downshire Hill has said the "client assured all of the them that we would not be conducting noisy activities at the week end". This should be instead in the form of a binding agreement between Camden and the owner of 3 Downshire Hill. There has been

no consultation whatsoever on the subject with the resident on Pilgrim's Lane. My house at 10 Pilgrim's Lane NW31SL is directly facing 3 Dowsnhire Hill and at very close distance (within 15 meters) so I should be directly consulted yet this has not yet happen. Please ensure that it does. I request that no high pitch work start before 9am and only until noon and from 2pm to 5.30 pm only on Monday to Friday only just like progressive borough like RBKC have in paragraph 9.6 of their Code of Construction Practice as pasted hereunder:

Restricted hours for high impact activities:

9am to noon and 2pm to 5:30pm Monday to Friday

At no time on Saturdays, Sundays and Public Holidays

Potential High Impact Activities:

Demolition, ground-breaking and excavation works using percussive equipment;

Percussive piling operations and percussive pile reduction and pile break-out works;

Percussive and grinding power tools on party walls/floors of adjoining occupied properties;

Any other construction activity specified by an officer of the Council's Noise and Nuisance Team

In the latest documents submitted on line by Harrison Short Structural Engineers Ltd, there are no details about a number of crucial points such as the temporary and permanent work and the transitional phases. This should be provided and reviewed by Camden's independent company: Campbell Reith

*Officer Response:*

*Condition 4 requires:*

*The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the*

*commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

*There is no formal consultation on these types of applications and so we will not be formally consulting on this application. The review of the details of the engineers is being undertaken by Ian Gracie - please contact him if you have any specific questions.*

*In relation to the Construction Management Plan (CMP), this is secured via a Section 106 Legal Agreement. The Council expects the developer to undertake consultation on the CMP before it is submitted to the Council. They should provide details of who was consulted, what comments were received and how these were taken into consideration.*

**Recommendation:-**

**Grant**