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Application Ref: **2016/4088/P**  
Please ask for: **Zenab Haji-Ismail**  
Telephone: 020 7974 **3270**

29 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**12 Elsworthy Road**  
**London**  
**NW3 3DJ**

Proposal: Amendment to the wording of Conditions 5, 7 and 8 granted under reference 2012/4744/P dated 20/08/13 for enlargement of existing cellar to create a new basement storey, including creation of a front lightwell and a sunken courtyard to the rear, extension to existing rear raised terrace and erection of a conservatory at rear ground floor level (following removal of the existing conservatory), all in connection with existing single family dwellinghouse (Class C3).

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

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.5 of planning permission 2012/4744/P shall be replaced with the following condition:

#### **REPLACEMENT CONDITION 5**

The basement excavation and construction 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 supervise the construction works throughout their duration, in accordance with the recommendations of the structural engineering details hereby approved. The appointment shall be confirmed in writing to the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To protect the structural stability of the host building and neighbouring buildings, in 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.

- 2 For the purposes of this decision, condition no.7 of planning permission 2012/4744/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 7

Prior to commencement of the basement works, the following information shall be submitted to and approved by the Council.

- a) The results of the proposed site investigation and laboratory testing to check for desiccation and the estimation of possible movements based thereon;
- b) The final engineering design drawings, including any resultant changes;
- c) The ground movement/heave analysis; and
- d) Temporary works design drawings and details.

The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To protect the structural stability of the host building and neighbouring buildings, in 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.

- 3 For the purposes of this decision, condition no.8 of planning permission 2012/4744/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 8

Prior to commencement of basement works, a CCTV survey of the existing drainage system including any further investigation of leaks shall be submitted to the Council and approved. Any defects that are found as a result of this investigation shall be made good, including any possible voids created by wash out of the ground prior to any underpinning works.

Reason: To protect the structural stability of the host building and neighbouring buildings, in 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 Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reason for granting non-material amendment:

The full impact of the proposed development including an assessment of the basement has already been considered and is not subject to further assessment as part of this application. In the context of the permitted schemes, it is not considered that the amendments would have any material effect on the approved development, or impact on nearby occupiers.

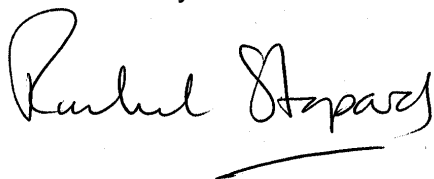
The amendments include changes to the wording of conditions 5, 7 and 8 to ensure the basement impact is complete and approved before the relevant part of the development commences approved under application 2012/4744/P dated 20/08/2013.

The context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development.

2 You are advised that this decision relates only to the changes as set out in the description and shall only be read in the context of the substantive permission granted on 20/08/2013 under reference 2012/4744/P and is bound by all the conditions and obligations attached to these permissions.

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.

Yours faithfully



Rachel Stopard  
Director of Supporting Communities

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