

Mr Geoffrey Prentice  
5d architects ltd  
764 Finchley Road  
Temple Fortune  
London  
NW11 7TH

Application Ref: **2016/3997/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

4 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**14 Rosecroft Avenue**  
**London**  
**NW3 7QB**

Proposal:

Details of qualified chartered engineer as required by condition 5 of planning permission 2016/0712/P dated 18/07/2016 for: Conversion of the existing 3 x self-contained (2 x 2Bed & 1 x 3Bed) flats into 1 x 2Bed & 1 x 6Bed self-contained flats, the enlargement of the existing basement under the footprint of the building with lightwells to the front and rear elevations and minor alterations to the front and rear fenestration, reduction of the size of the dormer to the flank elevation and new access staircase and enlargement of the existing terrace to the rear at first floor level.

Drawing Nos: Ground Investigation Report from Ground & Water dated March 2016.

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 Condition 5 (basement engineer) requires evidence that a suitably qualified chartered engineer, with membership of the appropriate professional body, be appointed to inspect, approve and monitor the critical elements of temporary and permanent construction works to ensure compliance with the design which has been checked and approved by a building control body in accordance with the requirements of policies CS14 and DP27 of the London Borough of Camden Local Development Framework.

The applicant has submitted a letter from Megan James BSc. And Francis Williams M.Geol of Ground & Water which confirms they are a qualified chartered engineer with membership of an appropriate professional; body, with an accompanying CV. The letter confirms that their role is to inspect, approve and monitor the critical elements of both temporary and permanent basement construction works throughout their duration to ensure compliance with the design.

As such, the requirements of condition 5 have been met and the condition is hereby discharged.

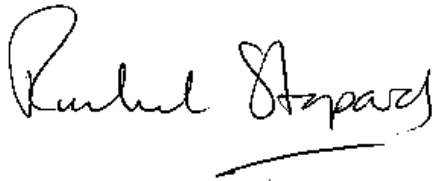
- 2 You are advised that all conditions relating to planning permission granted on 01/08/2016 (reference 2016/0712/P) which need details to be submitted, have been approved.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities