

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

Application Ref: **2016/5832/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

27 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**21 Boscastle Road**  
**London**  
**NW5 1EE**

Proposal:  
Details of chartered engineer required by condition 4 of planning permission 2016/0953/P (dated 27/09/2016) for various works including enlargement of existing basement with associated new light well in front garden

Drawing Nos: Cover letter from Elliot Wood, dated 20 October 2016 (ref 2140872 let 01)

The Council has considered your application and decided to grant approval.

Informative(s):

- 1 Reasons for granting approval:

The proposal seeks to discharge condition 4 of planning permission 2016/0953/P, dated 27/09/2016, which sought details of a suitably qualified chartered engineer with membership of the appropriate professional body to be 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.

Elliot Wood Partnership, a Consulting Structural and Civil Engineering practice, has been appointed. Sarah Wadley is the Associate overseeing the project. She is a Chartered Engineer (CEng) and Member of the Institution of Structural Engineers (MIstructE).

At the time of the original application, it was concluded that the proposals are unlikely to affect the hydrogeology of the area and there were no slope stability or flooding concerns regarding the proposed development. Therefore it is not necessary to secure a professional with a CGeol qualification.

The details submitted to discharge condition 4 are considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is 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.

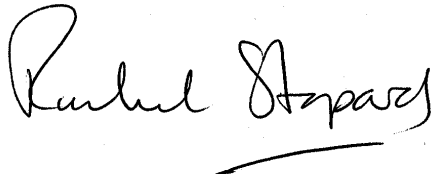
- 2 You are advised that all conditions relating to planning permission 2016/0953/P, dated 27/09/2016, which need details to be submitted, have been approved.

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