

**From:** AdamBrittan@campbellreith.com  
**Sent:** 07 September 2016 10:36  
**To:** Skelli-Yaoz, Tania  
**Cc:** LizBrown@campbellreith.com  
**Subject:** RE: Fw: Rear 26 New End Square 2016/0849/p BIA

Hi Tania,

I have read through the emails discussed, although not previously received, the concerns are the same as those raised previously. I can confirm the emails referred to below do not change the recommendations within our audit.

Regards  
**Adam Brittan**  
Project Engineer

**CampbellReith**  
consulting engineers

Raven House,  
29 Linkfield Lane,  
Redhill, Surrey  
RH1 1SS

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From: "Skelli-Yaoz, Tania" <Tania.Skelli-Yaoz@camden.gov.uk>  
To: "AdamBrittan@campbellreith.com" <AdamBrittan@campbellreith.com>  
Cc: "LizBrown@campbellreith.com" <LizBrown@campbellreith.com>  
Date: 07/09/2016 10:20  
Subject: RE: Fw: Rear 26 New End Square 2016/0849/p BIA

Hi Adam,

Thank you for confirming that a BCP is not required.

In response to your email: your report was sent over on the 22/8/16 but is labelled as August generally with no day. All the recent information on the our website dates back to July. As I was away during August and was handed the case over from another officer who left, it is important that I make you aware of all the information I have, which included the 2 emails attached to my email of 5/9/16.

I can only assume that this information would have been embedded somehow in the information received during July but I would like you to confirm that it doesn't not change your recommendation and that you are aware of the emails contents in order to ensure that a safe and compliant development is granted.

Please could you confirm.

Kind regards,

Tania Skelli-Yaoz  
Senior Planning Officer (Mon-Wed)

Telephone: 020 7974 6829

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**From:** AdamBrittan@campbellreith.com [<mailto:AdamBrittan@campbellreith.com>]  
**Sent:** 07 September 2016 09:34  
**To:** Skelli-Yaoz, Tania  
**Cc:** camdenaudit@campbellreith.com  
**Subject:** Re: Fw: Rear 26 New End Square 2016/0849/p

Hi Tania,

It looks like that was just a typo in the previous mail below, the line "nor recommended a BCP" should read "not recommended a BCP".

Regarding the emails, everything that was uploaded to the planning portal on the day the report was issued was considered.

Please let me know if you have any further queries.

Regards  
**Adam Brittan**  
Project Engineer

**CampbellReith**  
consulting engineers

Raven House,  
29 Linkfield Lane,  
Redhill, Surrey  
RH1 1SS

Tel +44 (0)1737 784500  
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**From:** Liz Brown/CRH  
**To:** Adam Brittan/CRH@Campbellreith  
**Date:** 06/09/2016 10:22  
**Subject:** Fw: Rear 26 New End Square 2016/0849/p  
**Sent by:** Jerry Welch

---

Hi Adam,

You initials are next to this project on the audit instruction tracker

----- Forwarded by Jerry Welch/CRH on 06/09/2016 10:22 -----

From: "Skelli-Yaoz, Tania" <Tania.Skelli-Yaoz@camden.gov.uk>  
To: "LizBrown@campbellreith.com" <LizBrown@campbellreith.com>  
Date: 05/09/2016 14:30  
Subject: RE: Rear 26 New End Square 2016/0849/p

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Liz,

Thank you for this final report. Can you point to the para where you recommend a BCP? Can you explain why this is still required despite all issues closed? This is for my information.

Also, as I was away in August, I received a couple of emails from the neighbour at no. 20 and the agent, before you finalised your report. I wonder if you are aware of the content (I think you probably are..), just to make sure that it is reflected in your final audit.

Thanks and regards,

Tania Skelli-Yaoz  
Senior Planning Officer (Mon-Wed)

Telephone: 020 7974 6829

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**From:** LizBrown@campbellreith.com [<mailto:LizBrown@campbellreith.com>]

**Sent:** 22 August 2016 17:12

**To:** Skelli-Yaoz, Tania

**Cc:** camdenaudit@campbellreith.com; Sexton, Gavin; AdamBrittan@campbellreith.com

**Subject:** Rear 26 New End Square

Dear Tania

Please find attached our final audit report on the BIA for the proposals to the rear of 26 New End Square. We can confirm that the BIA is now acceptable and meets the requirements of CPG4. We have not recommended a BCP.

If you have any questions, please let me know.

Regards  
**Elizabeth Brown**  
Partner

## CampbellReith

planning engineers  
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London  
SE1 8NZ

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[www.campbellreith.com](http://www.campbellreith.com)

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-- 0000+ Aug 2016 09:40:16 on Mon, 15 <onedin@nlplanning.com> Message from Owain Nedin -----

Tania.Skelli-> "Tania ,Skelli-Yaoz" :To  
<Yaoz@camden.gov.uk  
RE: Flask Walk Garages [NLP-DMS.FID306655]:Subject

.Dear Tania

.engineer has provided the following response from Zenab. Our structural Further to the below email

.briefing soon as I understand it will be taken to members to discuss this application Please could you call me

.from you I look forward to hearing

Kind regards

Owain

ENGINEERS RESPONSE: ISAAC HUDSON MA

New End Square has been 20. Contrary to Mr Trehearne's assertions, I believe that the nature of no  
.Assessment appropriately considered in the Basement Impact

as 'fragile' as they have been The majority of older buildings in London could reasonably be described  
be inadequate by current standards; furthermore there is often constructed on foundations that would  
.of the superstructure which reduces the robustness of the buildings deterioration

in close proximity – or under However, it is commonplace for substantial basements to be constructed  
without any significant adverse impact, due to the – existing buildings. This can be achieved  
Listed buildings such as 20 New End Square do require more detailed .measures described below  
the same as the threshold for damage is lower to preserve the listed fabric, but consideration  
.approach applies

- .The approach is to

for working in close proximity to existing buildings. methods construction Adopt the appropriate -  
techniques the use of props to minimise ground movements; use non percussive piling For example -  
.to minimise vibration

using a geotechnical analysis, and establish techniques to likely ground movements Assess -  
.building damage derive likely

the works to check that the real behaviour is as the predictions, and movements during Monitor -  
.be taken early warning of any unforeseen problems so that appropriate action can give

the accompanying All of the above has been described in the Basement Impact Assessment and  
.Contamination Assessment' by LBH 'Geotechnical, Hydrogeological, Ground Movement and Land

best practice in terms of The construction methods have been described in the BIA and demonstrate  
movements. It was shown that the predicted ground the use of high level propping to minimise ground  
Square would be 3mm or less – of a similar magnitude to normal seasonal movements at 20 New End  
damage prediction was movements of clay or clay-based soils. Using the Burland categories the  
is predicted to be less than 0.1mm in width category 0 'negligible', meaning that any cracking  
this we have proposed precise monitoring of the building which is i.e. 'hairline'. However despite  
.in the movement monitoring specification described

taken to consider the As set out above I would consider that all reasonable measures have been  
.from the basement works nature of the listed building and avoid adverse impact

Regards

Isaac Hudson  
Director

**Owain Nedin**  
**Associate Director**  
London N1 9RL ,Partners, 14 Regent's Wharf, All Saints Street & Nathaniel Lichfield  
T 020 7837 4477 / M 07475481674 / E onedin@nlplanning.com

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.London N1 9RL ,Saints Street

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[mailto:Zenab.Haji-Ismail@camden.gov.uk] Haji-Ismail, Zenab :**From**  
July 2016 11:21 28 :**Sent**  
Owain Nedin :**To**  
Skelli-Yaoz, Tania :**Cc**  
FW: Flask Walk Garages :**Subject**

,Hi Owain

You may wish to note Mr Trehearne's comments below

NEW END SQUARE No.20

GV II

*and semi- Yellow stock brick. 3 storeys .End of terrace house. Early C18, refaced early C19 with later alterations  
3 return. Entrance front recessed in window on canted corner and 1-window basement. 3 windows plus 1 blind  
with railings. Round-arched doorway and steps leading sideways to it with cast-iron places with door in centre  
to flush framed sashes (some reduced door. Gauged red brick flat arches keystone, radial fanlight and panelled  
.inspected some glazing bars. Parapets. INTERIOR: not ;in width) with exposed boxing  
has been listed It .are early c19 fabric to the 1740s but the windows The Camden histories date most of the  
1974 since*

of on sand and below it Claygate Member, and in 1974 there was a collapse built is It .The house is very fragile  
and I showed you the existing external cracks .of movement at the corner the road outside which led to a lot  
.tell-tales on the wall

need staff, but I do think that LBH the BIA is not for the Council's planning I realise that the technical detail of  
of our house right and the fact that it is age the So the document ought to record .to get the baseline right  
protection is to assess whether any special it needs to feed that information through listed and fragile, and  
.needed

*or of preserving the building or its setting special regard to the desirability have* You of course are required to  
Building by section 66 of the Listed *possesses or historic interest which it any features of special architectural*  
your own authority since duty has been spelt out by judges in several cases – one involving this Act 1990, and  
This means that you .(DC v Barnwell Wind Energy (2015 of Sullivan LJ in East Northamptonshire the judgment  
requirements of the doing what is necessary to meet the certain in your report that you are have to be  
.enables you to do this at the moment think that the BIA section, and i dont

Statement, which is that when the Construction Management For these reasons it is also very important  
.subject of further consultation at present, is submitted, it is the completely inadequate

and We do want the site developed .The position is delicate .helpful I do hope that this will be treated as  
that it would be done in a way that although frankly we had anticipated – have always thought it would be  
original intention that no and that the Council would keep to its would enable more room on the site  
survive the construction to years, and want 30 But we have lived here for over .would be allowed basement  
to honestly only the Council we can look process and keep our house intact, and it is

,Kind regards

Zenab Haji-Ismail



Senior Planning Officer

Telephone: 020 7974 3270

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Thu, 28 Jul 2016 09:10:36 on <iantrehearne@easynet.co.uk> Message from Ian Trehearne -----  
----- 0000+

Tania.Skelli-> "Tania ,Skelli-Yaoz" :To  
<Yaoz@camden.gov.uk  
Zenab.Haji-> "Zenab ,Haji-Ismail" :cc  
<Ismail@camden.gov.uk  
Flask Walk Garages:Subject

point out is just one other thing I wanted to Following your useful visit yesterday there

is 19<sup>th</sup> says that our house, no 20 New End Square The new IHT report which is a great improvement  
Camden website doesn't The .lists is as follows The citation from the national .is not correct This .century  
:give access to this particular entry

NEW END SQUARE No.20

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Kind regards

**IAN TREHEARNE**  
New End Square 20  
London NW3 1LN

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