

Miss Rebecca Dewey
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Application Ref: **2015/2874/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

5 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
277A Gray's Inn Road
London
WC1X 8QF

Proposal: Discharge of conditions 20 (appointment of qualified engineer) and 26 (basement works method statement/report) granted under reference 2014/4267/P dated 10/10/14.

Drawing Nos: Letter from Pringuer-James Consulting Limited (dated 19 May 2015), prepared by Pringuer-James Consulting Limited; Deed of Appointment Documentation for Pringuer-James Consulting Limited (dated 19 May 2015); and Structural Design Statement, prepared by Pringuer-James Consulting Limited (dated May 2015).

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

Informatives:

1 Reasons for granting permission:

The application seeks to discharge Conditions 20 and 26 of planning permission 2014/4267/P, granted on 10/10/2014, for the demolition of the existing building and comprehensive mixed-use redevelopment of the site to provide 60 residential units (including 14 affordable flats) comprising: 56 units arranged around the new open



space (seven x 2 storey houses plus lower-ground floor, 49 x flats in 3, 7 and 8 storey blocks plus lower-ground floor) and 4 flats in a 4 storey plus lower-ground building on St Chads street, with ancillary basement gym; with offices at ground and lower-ground floor, café/gallery (Class A1/Class A3) at ground floor, together with cycle parking, access, landscaping, boundary treatments and associated works.

Condition 20 states that the development (other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition) 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. The condition requires details of the appointment and the appointee's responsibilities to be submitted and approved in writing by the local planning authority prior to the commencement of development.

The covering letter from Iceni Projects dated 20/05/2015 accompanying this application states that Pringuer-James Consulting Limited have been appointed as the project engineer. A signed letter confirming Mr Sean Pringuer-James's qualifications, together with the appointment contract has also been submitted. These details are considered sufficient to discharge the requirements of Condition 20.

Condition 26 further states that no works of construction of the basement shall commence until such time as a report, including a scheme for implementation, detailing the final design, methodologies and construction sequences required to ensure that the impact of the basement on neighbouring properties will not exceed 'slight' (level 2 of the Burland scale), have been submitted to and approved in writing by the local planning authority. The condition also requires the report to be accompanied by a written certification by a suitably qualified chartered engineer who is independent of the report authors holding membership of the appropriate professional body, that appropriately conservative modelling relating to the local ground conditions and local water environment and structural condition of neighbouring properties have been incorporated into the final design in order to substantiate the report conclusions and recommendations.

A Structural Report, prepared by Pringuer-James Consulting Limited, accompanies this application. This report provides a scheme of implementation, detailing the final design, methodologies and construction sequences, as required by this condition. Independent sign-off of the report is provided at p.15 of the report, by Mr Teodor Perfanov MSc(Eng), M Eng, C Eng, MICE. These details are considered sufficient to discharge the requirements of Condition 26.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the

site and its surroundings. They are considered sufficient to satisfy the requirements of Conditions 20 and 26 and the details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that Conditions 3 (sample materials), 5 (sample panels), 6 (landscaping), 9(b) (ground investigation), 10 (cycle parking), 13 (extract ventilation), 14 and 15 (privacy screens), 16 (refuse and recycling storage), 17 (piling), 21 (living roofs), 22 (ecology), 23 (sustainable urban drainage), 24 (acoustic report) and 25 (plant noise assessment) of planning permission 2014/4267/P remain outstanding.

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



Ed Watson
Director of Culture & Environment