

Mr Jennifer Ross
Tibbalds Planning and Urban Design
19 Maltings Place
169 Tower Bridge Road
London SE1 3JB

Application Ref: **2017/0330/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Arthur West House
79 Fitzjohn's Avenue
London
NW3 6PA

Proposal:

Details of chartered engineer required by condition 18 of planning permission 2014/7851/P dated 28/08/15 (for demolition of hostel and erection of 3 - 6 storey building and basement to provide 33 self-contained flats and ancillary extra-care and support facilities).

Drawing Nos: Appointment of CGL as basement design engineer dated 21/3/16

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 Reasons for granting permission.



The legal agreement secured a BCP which required the owner to appoint an independent engineer (defined in the legal agreement as 'the Basement Design Engineer') and for details of the engineer to be submitted to the Council for approval. The requirements of the legal agreement in relation to the BCP were discharged June 2016. Appendix J of the BCP included details of the basement design engineer. The details of the basement design engineer are considered to demonstrate that appropriately qualified engineers would be responsible for preparing and implementing the project over its duration.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies 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; and policy A5 of the Camden Local Plan Submission Draft 2016.

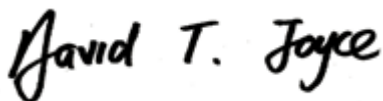
- 2 You are advised that details have been submitted to discharge 4 (landscaping), 6 (cycle parking) and 7 (green roof) of planning permission granted on 28/08/15 ref: 2014/7851/P are awaiting determination.

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



David Joyce
Director of Planning and Regeneration