

29.11.2016

FAO: Ms Evelyn Jones

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Our ref: 2058 – conditions 7 and 10
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CONSERVATION PD
(PLANNING + DESIGN)

Dear Ms Jones,

69 Redington Road, London NW3 5RP, Redington / Froggnal Conservation Area

Planning Permission 2014/5705/P: Submissions to Conditions 7 and 10
(Application in replacement of previously submitted application 2015/4669/P – 14.08.2015,
which will be partially withdrawn)

I am pleased to make the following submissions, on behalf of our client Mr Kaveh Shakib, all of which are aimed at having the requirements of conditions 7 and 10 of Planning Permission 2014/5705/P discharged.

This application is in replacement of part of application 2015/4669/P – 14.08.2015 (submissions to have the requirements of Conditions 8 /Drainage and 10/ Structural matters discharged), which has not been determined by Camden Council and will be partly withdrawn at the time of this submission, i.e., in so far as it is relevant to Condition 10 and fully withdrawn at a later stage when a replacement application to have the requirements of Condition 8 discharged is submitted.

The following are relevant:

1. Submissions to Condition 7

1.1 Condition 7 reads as follows:

7 The development hereby approved 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. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development

Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

1.2 Accordingly, I am pleased to confirm that, **Joel Orobigt MEng, MSc, Eur Ing, CEng, MICE** was the qualified structural engineer who was appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout the duration to ensure compliance with the design which has been checked and approved by a building control body. The Building Control Approval is attached as part of the submissions to Condition 10 – pl. see below.

1.3 We hereby therefore request that the requirements of Condition 7 be discharged.

2. Submissions to Condition 10

2.1 Condition 10 reads as follows:

10. *Prior to commencement of development an amended contractors method statement, and structural engineers design philosophy produced by the London Basement company as part of the Basement Impact Assessment to incorporate the recommendations made by Chelmer Consultancy Services in their document Basement Impact Assessment dated March 2013 (ref BIA/3230) and by Fairhurst in their document Basement Impact Assessment dated March 2015 (ref108975) shall be submitted to and approved in writing by local planning authority in conjunction with Chelmer Consultancy Services. The development shall be constructed in accordance with the details approved.*

Reason: To safeguard the structural stability of the host building and neighbouring buildings, in accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

2.2 The following are relevant:

2.2.1 The works were carried out by Abbey Pynford and not by the London Basement Company. The following documents are hereby submitted, which had previously submitted by means of application 2015/4669/P – 14.08.2015 but appear to have not been assessed and /or determined by Camden Council:

- (i) Abbey Pynford: *Contractors method statement*
- (ii) Abbey Pynford: *Structural Engineering Calculations of a retrofit basement – Issue 1. 9th Dec. 2014.* This document contains the *Structural Engineer's Design Philosophy* and includes a *Site Investigations Factual Report by Chelmer Consultancy Services*. It is submitted in 6 Parts with the Chelmer Report included in Part 4.

(iii) NHBC Building Control Services Ltd: *Final Certificate (The Work: Extension and alterations to private dwelling including, extension to side to form garage, lower GF rear extension and new sub-basement to form gym and swimming pool) – 12 August 2016*. This was issued on completion of the relevant works.

2.2.2 While the original submissions to have the requirements of Condition 10 (pl ref to application 2015/4669/P – 14.08.2015) were for some reason not assessed by Camden Council, works approved by virtue of Planning Permission 2014/5705/P were already on site and had to progress. They were completed in August 2016, following which they received the Building Control Final Certificate Approval, which is submitted above under (iii). Accordingly, the reasons for Condition 10 which are cited as being ‘*to safeguard the structural stability of the host building and of neighbouring buildings*’ should be considered as being satisfied and the requirements of Condition 10 should therefore be discharged. Building Control Approval for the basement works is a statutory requirement over and above the relevant planning condition: in other words, satisfying the requirements of Planning Condition 10 would not have been an adequate safeguard of the structural stability of the host and neighbouring buildings on completion of the works, whereas achieving compliance with Approved Document A (Structure) is, and this what the Building Control Final Certificate confirms.

2.3 We hereby request that the requirements of Condition 10 be discharged on the basis of the above submissions.

I trust this is all as discussed and look forward to hearing from you and to progressing matters with you to conclusion.

Thank you.

Best regards,

Conservation PD (Planning + Design)

Eleni Makri, B Arch, M Arch (Cons) RIBA, IHBC, AABC
Director / Conservation Architect

Cc Client