

Mr James Barrett
Inside Out Architecture
6-8 Cole Street
London
SE1 4YH

Application Ref: **2017/1967/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

16 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

47 Albert Street London NW1 7LX

Proposal: Details of a sustainable urban drainage system required by condition 7 and details of qualified chartered engineer required by condition 8 of planning permission 2016/4688/P dated 04/04/17 for external alterations including extension of basement level coalholes beneath the front garden, demolition of existing closet wing and erection of new closet wing and rear extension.

Drawing Nos: SuDSmart Plus Report ref: 66015R1REV1 dated 4th May 2017, Surface Water Drainage Pro-forma for new developments dated 04/05/2017; Structural Engineer appointment email dated 12/04/17.

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

Informative(s):

- 1 Reason for granting permission:

Condition 7 (Details of SUDs)

The applicant has submitted a Drainage Statement in accordance with the required details demonstrating 50% attenuation of all runoff. The Council's Sustainability



Officer has assessed the submitted details and is satisfied. Given the above, officers consider that the condition can be discharged.

Condition 8 (Qualified engineer)

Condition 8 sought details of a suitably qualified chartered engineer 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. Symmetrys Structural Engineers has been appointed and the Principle Representative will be Christopher Atkins, CEng, MIStructE (membership No 024273201). His qualifications meet the requirements set out in CPG4 for land stability issues.

As such, the proposed development is in general accordance with policies CS5, CS13, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24, DP25, DP26, DP27 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

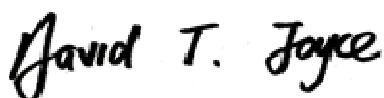
- 2 You are advised that Conditions 4 and 5 of planning permission granted under reference 2016/4688/P dated 04/04/17 still need to be discharged.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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 Regeneration and Planning