



69 Redington Road,
London, NW3 7RP

Discharge of Planning Conditions

For

London Borough of Camden

Project Number: 12466-77

Revision F1

June 2017

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1.0 INTRODUCTION

- 1.1. CampbellReith was instructed by London Borough of Camden (LBC) on 17 May 2017 to carry out a Planning Conditions Audit for 69 Redington Road, London, NW3 7RP (2016/6539/P). The Planning Conditions were a requirement of the Section 106 Agreement between the Owner and the Mayor and Burgesses of LBC.
- 1.2. The Audit was carried out in accordance with the Terms of Reference set by LBC. It reviewed Planning Conditions 7 (Structural Engineer's details) and 10 (Method Statement and Structural Engineer's Design Philosophy) granted under reference 2014/5705/P dated 15 May 2014.
- 1.3. LBC's Audit Instruction described the planning proposal as "Excavation of basement under the footprint of existing dwelling house with associated front lightwell and enlargement of existing garage".
- 1.4. The Audit Instruction also confirmed that the basement proposal does not involve a listed building nor does the site neighbour any listed buildings.
- 1.5. CampbellReith accessed LBC's Planning Portal on 30 May 2017 and gained access to the following relevant documents for audit purposes:
 - Cover letter titled Planning Permission 2014/5705/P: Submissions to Conditions 7 and 10 dated 29 November 2016 by Conservation PD (Planning + Design),
 - Contractors Method Statement by Abbey Pynford,
 - Structural Engineers Calculations of a Retrofit Basement dated 9 December 2014 by Abbey Pynford,
 - Building Control Final Certificate dated 12 August 2016 by NHBC Building Control Services Ltd, and
 - Camden Decision Notice dated 15 May 2014 by Camden Council.

2.0 DISCUSSION

- 2.1. Planning application 2014/5705/P, for the development at 69 Redington Road, was submitted to the Council and validated on 2 October 2014 subject to the conclusion of a Section 106 Legal Agreement.
- 2.2. Ten conditions were to be complied with in order to satisfy the requirements of the Section 106 Legal Agreement. CampbellReith was requested by Camden to audit Condition 7 (Structural Engineer's details) and Condition 10 (Method Statement and Structural Engineer's Design Philosophy) in order for the planning conditions to be discharged. The discussion below details the audit conducted.
- 2.3. Condition 7 requires a suitably qualified chartered engineer with membership of the appropriate professional body 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.
- 2.4. Conservation PD (Planning + Design) provided the details of the suitably qualified chartered engineer appointed to inspect, approve and monitor the works. It is assessed that this person is suitably qualified.
- 2.5. NHBC Building Control Services Ltd was the building control body that checked and approved that the works were carried out as specified and that the requirements were complied with. A Certificate of Approval, issued on completion of the relevant works, was presented confirming this and is accepted.
- 2.6. Condition 10 requires that an amended contractor's method statement and structural engineer's design philosophy that incorporates the recommendations made in the Basement Impact Assessments by Chelmer Consultancy Services (Ref. BIA/3230 dated March 2013) and Fairhurst (Ref. 108975 dated March 2015) is submitted.
- 2.7. A method statement, for the basement construction, which has been certified by the checking engineer, was submitted by Abbey Pynford.
- 2.8. Structural engineering calculations, which includes the proposed development (design philosophy), codes and standards used, material specifications and soil characteristics, were provided by Abbey Pynford. The calculations reference the factual site investigation report by Chelmer and have been certified by the checking engineer.
- 2.9. It is noted that the works were completed in August 2016, following which the development received the Building Control Final Certificate Approval, as per 2.5.

3.0 CONCLUSIONS

- 3.1. CampbellReith was requested by Camden to audit Condition 7 (Structural Engineer's details) and Condition 10 (Method Statement and Structural Engineer's Design Philosophy) in order for the planning conditions to be discharged.
- 3.2. Condition 7 requires a suitably qualified chartered engineer be appointed to inspect, approve and monitor the works and for the works to be checked and approved by a building control body. Details to satisfy this condition were provided by Conservation PD (Planning + Design).
- 3.3. Condition 10 requires that an amended contractor's method statement and structural engineer's design philosophy be submitted. Details to satisfy this condition were provided by Conservation PD (Planning + Design) and Abbey Pynford.
- 3.4. Based on the above, it is accepted that Condition 7 and 10 have been satisfied and should be discharged.

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