

Mr Enric Torner
Torner Architects
77 Lawn Road
London
NW3 2XB

Application Ref: **2017/3983/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

5 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
77 Lawn Road
London
NW3 2XB

Proposal: Details of chartered engineer to oversee basement works, required by condition 9 of planning permission 2016/1737/P, dated 05/06/2017 (for creation of basement to form additional living accommodation and 1x self-contained 1-bed flat; alterations to driveway and boundary; alterations/extensions to host building; associated works)

Drawing Nos: Letter dated 27/01/2017 (ref: 0040-0779-01-ET) and email dated 30/08/2017.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reasons for granting

The proposal seeks to discharge condition 9 of planning permission 2016/1737/P, dated 05/06/2017.

Condition 9 requires details of 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.

At the time of the original planning application the BIA audit concluded that the application site is at very low risk of surface water flooding or impacting the wider surface water flow environment; the site is at very low risk from groundwater flooding and will not impact the wider hydrogeological environment; and the basement design will need to take account of the slope, including monitoring of structural movement during construction.

James Mumford MA (Cantab) MEng (Hons) CEng MIStructE from Heyne Tillet Steel has been appointed. If he is unavailable, visits may be carried out by his colleagues: Tom Steel BSc MEng (Hons) CEng MIStructE; or David Wanley MEng (Hons) CEng MIStructE. Steve Branch BSc MSc CGeol FGS FRGS MIEnvSc from Geotechnical & Environmental Associates Ltd will provide the role of Chartered Geologist, if groundwater flow issues are encountered.

The qualifications listed above comply with the requirements of CPG4 for surface water flow and flooding issues, groundwater flow issues and land stability issues. As such, the details submitted to discharge condition 4 are considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policy 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. The proposed development also accords with Policy A5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

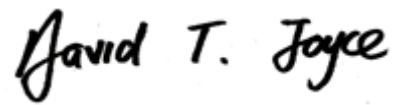
- 2 You are advised that conditions 3, 4, 5 and 7 remain outstanding. Application references 2017/3768/P (condition 3), 2017/3771/P (condition 4), 2017/3767/P (condition 5) and 2017/3773/P (condition 7) are currently pending determination.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning