

Mr Peter Thomas  
Studio Gray  
21 Hawley Square  
Margate  
CT9 1PQ

Application Ref: **2017/2820/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:  
**5 Gloucester Crescent**  
**London**  
**NW1 7DS**

Proposal: Details of qualified engineer to oversee basement works required by condition 4 and details of hard and soft landscaping required by condition 6 of planning permission 2016/1099/P, dated 09/05/2017 (for creation of basement below approved single storey rear extension)

Drawing Nos: 051\_LA\_01; Planting List

The Council has considered your application and decided to grant permission

Informative(s):

1 **Reasons for granting**

The proposal seeks to discharge conditions 4 and 6 of planning permission 2016/1099/P, dated 09/05/2017.

Condition 4 requires details to be provided 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. Steve Hazell, Principle Technical Director at Knapp Hicks & Partners Ltd has been appointed. His qualifications are: IEng, AMIStructE, MICE.

At the time of the original application, it was concluded that the proposals would not impact on the wider hydrological environment and there were no slope stability or hydrogeology or flooding concerns. Therefore it is not necessary to appoint a professional with a CGeol qualification. The qualifications of the professional appointed are acceptable.

Condition 6 requires details to be provided of hard and soft landscaping and means of enclosure of all un-built open areas. The proposed hard and soft landscaping is considered suitable for the site and to enhance the biodiversity of the site. Ordinarily, natural turf would be preferable to artificial lawn; however, the applicant has confirmed that the lawn would be permeable, which is 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.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the 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 Policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposal also complies with Policies D1 and A5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2015; and the provisions of the National Planning Policy Framework 2012.

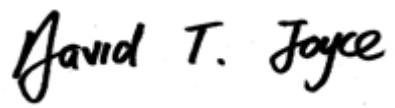
- 2 You are advised that all conditions relating to planning permission 2016/1099/P, dated 09/05/2017, which need details to be submitted, have been approved.

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 style with a large, prominent 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning