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Please ask for: **Graham Rosser**  
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Our Ref: **RM / 13 / 139**  
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Your Ref: **2014 / 2553 / P**

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06 March 2018

**Address:** 21 - 23 Cressy Road, London. NW3 2NB

**Proposal:** Change of use from 4 x residential units to 2 x residential dwellings (1x2 bed and 1x3 bed); excavation and development of a new basement; a lightwell and basement shaft to the side of the building; a replacement single storey rear extension and the installation of a new front wall and automatic gate to parking space.

**This application.**

The purpose of this application is discharge condition 4 (retrospectively) of application 2014/2553/P.

**Condition 4.**

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 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.



Director: Graham Rosser BSc (Hons), MRICS, C. Build E, MCABE

VAT registration number 174 2169 08



## Retrospective discharge.

Due to an unfortunate oversight, the pre-commencement condition discharge was missed and the development has since been completed on site. In particular, the basement works were finished in 2016.

The structural design and basement works were designed by Richard Hudson from Glencross & Hudson whose company have undertaken many basement conversions of a similar nature.

The works in general, not just the basement, have been inspected by approved inspectors, London Building Control Ltd. and a completion certificate is due to be issued imminently.

Throughout the construction phase, the works were closely monitored by the foreman of the specialist basement company and by our own general site foreman, both of whom have many years experience in such works. In addition, I personally visited site to undertake progress inspections on many occasions and to check that the works complied with the approved design.

I am a chartered surveyor with the Royal Institution of Chartered Surveyors and a chartered engineer with the Chartered Institute of Building Engineers.

Above all else, the basement and structural works above ground have been completed for in excess of a year now and there are no signs of movement or structural instability to the application property or the surrounding buildings.

Nevertheless, I hereby request the retrospective discharge of condition 4.



Picture was taken of the basement towards the end of construction.

Picture as the basement is now.

