

Application ref: 2018/0573/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 18 April 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Studio 303 Ltd  
Studio 1A Highgate Business Centre  
33 Greenwood Place  
London  
NW51LB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**45 Flask Walk**  
**London**  
**NW3 1HH**

Proposal:  
Details of chartered engineer and tree protection measures as required by conditions 4 and 5 of planning permission ref: 2016/3900/P granted 10/04/2017 for the demolition of an existing two storey rear extension, erection of a replacement three storey rear extension and basement excavation.

Drawing Nos: Appointment letter from Michael Barclay Partnership dated 28 March 2018 and Arboricultural Method Statement & Tree Protection Plan dated 21st March 2016

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

Informative(s):

- 1 Reasons for granting approval of details:

The tree protection details are considered sufficient to demonstrate that the trees to be retained both on site and on neighbouring sites will be adequately protected throughout development. The details are therefore considered sufficient to satisfy the requirements of condition 5.

The application also seeks to discharge condition 4 which sought 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. Michael Barclay Partnership has been appointed. The submitted details confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance.

The details submitted to discharge conditions 4 and 5 are acceptable.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

As such, the details are in general accordance with policies CS14 and CS15 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.

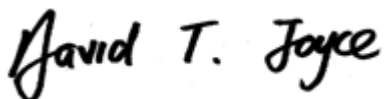
- 2 You are reminded that condition 6 (hard and soft landscaping details) of planning permission 2016/3900/P granted 10/04/2017 is outstanding and requires details to be submitted and approved.

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, slightly slanted style.

David Joyce  
Director of Regeneration and Planning