

Application ref: 2018/4708/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 20 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

qR Architects Ltd
Spectrum House,
Unit 38 32-34 Gordon House Road
Camden London
NW5 1LP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**9 Maresfield Gardens
London
NW3 5SJ**

Proposal:

Details pursuant to conditions 4 (Basement Engineer) and 5 (cycle storage) of planning reference 2016/4136/P dated 11/07/2017 for: 'Excavation of basement extension to existing semi-basement to create four new dwellings comprising 1x 2 bed and 3 x1 bed units and ground floor rear extensions with roof lantern to allow rearrangement of existing dwellings to provide 2 x 3 bed units with rear balcony/terrace and staircases..'

Drawing Nos: 9MG-CON-01-B Rev.B and letter from Michael Alexander Limited dated 10/8/18.

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

Informative(s):

1 Reason for granting permission

The application 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. Isaac Hudson from Michael Alexander Limited 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.

Condition 5 requires details of covered and secured cycle parking for 5 cycles. Following feedback from highways officers revised drawings were received showing a bike hanger with space for 6 cycles. The store will be located in the rear garden and accessed from the street by a side passage. The store will be well screened by the existing boundary treatment. The transport team have reviewed the submitted plans and have confirmed the cycle parking would be in line with Camden's design standards (CPG7) and the condition can be discharged.

It is considered that sufficient detail has been provided for the approval of conditions 4 and 5 of planning application 2016/4136/P dated 11/07/2017.

One objection was received prior to making this decision this was fully taken into consideration. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

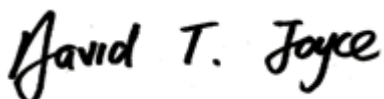
- 2 You are advised that all conditions relating to planning permission 2016/4136/P dated 11/07/2017 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning