

Application ref: 2018/0701/P
Contact: Jenna Litherland
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Date: 17 December 2018

Development Management
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Mr David Chalmers
50 Lancaster Road
Enfield
London
EN20BY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1-6 Centric Close
London
NW1 7EP**

Proposal:

Details of appointment of engineer to inspect, approve and monitor permanent and temporary basement construction works required by condition 4 and mechanical ventilation required by condition 18 of planning permission 2016/6891/P granted 29/09/2017 for (Demolition of existing buildings (Class B1(c) & B8) and the erection of a part 4, part 5, part 6 and part 7 storey building comprising 1,219 sqm of commercial floorspace (Use Class B1) at basement and ground floor levels and 76 residential units (28 x 1-bed; 35 x 2-bed and 13 x 3-bed) (Class C3) including disabled car parking, landscaped courtyard and communal amenity areas.)

Drawing Nos: Cover letter from Fairview New Homes Ltd dated 8 February 2018;
Letter from Structa dated 30 January 2018; FNH425-17.1.2-A; FNH425-17.1.3-A;
FNH425-17.1.4-A; FNH425-17.1.1-A.

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

Informative(s):

1 Reason for approving:

Condition 4 requires the appointment of a suitably qualified engineer to monitor both permanent and temporary basement works. The applicant has provided a

letter from a suitability qualified engineer which confirms they will monitor the basement works throughout. It is considered sufficient detail has been provided for the approval of condition 4.

Condition 18 requires details of the mechanical ventilation system. Details have been provided which demonstrate that the mechanical ventilation system is designed to ensure adequate internal air quality. The fresh air intake will be secured by common ventilations ducts served by extract and intake fans. A G3 filter shall be provided to the intake duct.

No objections were received prior to making this decision. 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 CC1, A1, A4 and A5 of the Camden Local Plan 2017.

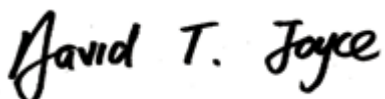
- 2 You are reminded that conditions: 10b (contaminated land), 12 (Refuse and recycling) and 21 (SUDS) of planning permission granted on 29 September 2017 reference: 2016/6891/P are outstanding and require details to be submitted and/ or approved.

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

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