

Application ref: 2018/6088/P  
Contact: Kate Henry  
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Date: 19 February 2019

**Development Management**  
Regeneration and Planning  
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**WEBB ARCHITECTS LIMITED**  
7B Wellington Road  
7 Wellington Road  
London  
NW10 5LJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**66 Fitzjohn's Avenue**  
**London**  
**NW3 5LT**

Proposal:

Details of suitably qualified chartered engineer required by condition 12 of planning permission 2015/5847/P, dated 28/03/2017 (for the erection of a pair of semi-detached, two storey dwellings with basements, following demolition of existing buildings)

Drawing Nos: MICHAEL CHESTER & PARTNERS appointment letter, dated 07/12/2018; email correspondence and attachment, dated 28/01/2019

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge condition 12 (Details of suitably qualified chartered engineer) of planning permission 2015/5847/P, dated 28/03/2017. Condition 12 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.

At the time of the original application, the BIA audit report recommended additional groundwater monitoring. The report concluded that surrounding slopes to the development site are stable and the only significant flood risk is blockage of private drainage connections. The report also made recommendations to the party wall surveyor, which is a process separate to the planning process.

On the basis of the above, it is necessary to appoint a professional with a CGeol qualification. Michael Chester & Partners Consulting Civil and Structural Engineers have been appointed to oversee the main works and SLR Consulting (authors of the original geology / hydrology element of the BIA) will be appointed to carry out additional groundwater monitoring if necessary (if February and March 2019 are very wet, making it possible that groundwater levels at No. 66 could have risen beyond 2018 levels).

The details provided are considered to be acceptable to discharge the condition.

The proposed development is in general accordance with Policy CS14 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.

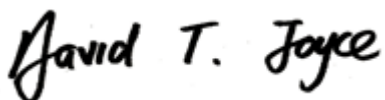
- 2 You are advised that conditions 3 (details and samples of materials), 8 (details of green roof), 13 (details of compliance with Building Regulations Part M42), 14 (details of replacement tree planting) are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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