

Application ref: 2019/0196/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 20 February 2019

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Moxon Architects  
65 Alfred Road  
London  
W2 5EU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**9 St Martins Almshouses**  
**Bayham Street**  
**London**  
**NW1 0BD**

Proposal: Details of basement engineer and tree protection measures required by conditions 4 and 5 of planning permission granted on 06/12/2017 under reference 2017/4287/P for the 'Demolition of existing rear extension and replacement with new single storey rear ground floor extension; new basement beneath the proposed rear extension including external light well; excavation of existing basement beneath house by additional 800mm; new conservation roof light at roof level; restoration and refurbishment works throughout original dwelling house (class C3)'.

Drawing Nos: Symmetrys appointment letter dated 21 January 2019, Symmetrys Fee Proposal ref 2016277/CA/Rev. A dated 26 October 2016, and Arboricultural Method Statement ref: MOX/9STM/AMS/01b dated 18 June 2018.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting permission:

Condition 4 required 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. Symmetry's Limited have been appointed. The submitted details and appointment letter confirm that the chartered structural engineers have the relevant qualifications which comply with the requirements of Camden Planning Guidance, including CEng and MStructE.

Details have been submitted to discharge condition 5 demonstrating how trees to be retained shall be protected during construction work. The Council's Trees and Landscaping Officer has assessed the information and confirmed the details are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012, and that condition 5 can be discharged.

The full impact of the proposed development has already been assessed during the determination of the original consent (reference 2017/4287/P). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge conditions 4 and 5 and are in accordance with policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

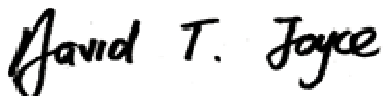
- 2 You are advised that all conditions relating to planning permission granted on 06/12/2017 under reference 2017/4287/P which need details to be submitted, have been approved.

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

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