

Application ref: 2019/0920/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 8 March 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
www.camden.gov.uk/planning

Mr Nicholas Bond
Flat 36, Russell Chambers
Bury Place
London
WC1A 2JX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
9-10
Regent Square
London
WC1H 8HZ

Proposal:

Details of engineer's appointment pursuant to Condition 5 of planning permission dated 08/02/2019 (ref. 2018/4590/P) for Erection of part two-storey, part single storey rear extension at lower and upper ground floor levels including excavation; re-grading of rear garden levels; and replacement of non-original windows.

Drawing Nos: CA5591/01, CA5591/T01, Letter dated 15 February 2019 (Cooper Associates), CA5591.01 - Rev B, RGS/PL/001 Rev P1, RGS/PL/102 Rev P1, RGS/PL/103 Rev P1, RGS/PL/101 Rev P1.

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

Informative(s):

- 1 Reasons for granting approval of details:

The application seeks to discharge condition 5, requiring details of a suitably qualified chartered engineer with membership of the appropriate professional body to be appointed.

Camden Planning Guidance (CPG) on Basements (March 2018) lists the qualifications required under para 4.7 on page 21. The application site has subterranean (groundwater) flow and land stability constraints. This means that the instructed engineers need to include a Hydrogeologist with the CGeol (Chartered Geologist) qualification from the Geological Society of London, as well as a Civic Engineer with a 'CEng' qualification or equivalent.

The details include a copy of the engineer's appointment letter. The engineer has the following qualifications: BSc CEng MICE MIStructE. The Council's independent engineers, who carried out the BIA audit for the development, have confirmed that they are satisfied with these qualifications. In this instance, there are no particular concerns regarding impacts on subterranean ground water flow, therefore a hydrogeologist need not be appointed. The excavation depth for the proposed underpinned retaining wall for 9/10 Regent Square is well above the groundwater table on site and the structure itself would be founded on London Clay.

On this basis, the condition can be discharged for the development, as the applicant has demonstrated that a suitably qualified engineer has been appointed for the basement construction works.

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 D1, D2 and A5 of the Camden Local Plan 2017.

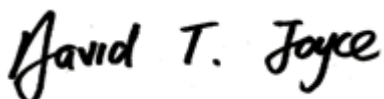
- 2 You are advised that all conditions relating to planning permission granted on 08/02/2019 ref. 2018/4590/P which need details to be submitted, have been approved.

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 2019.

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