

Application ref: 2019/1211/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 8 May 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

5d architects Ltd
764 Finchley Road
London
NW11 7TH
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

16 Rosecroft Avenue
London
NW3 7QB

Proposal:

Details of appointed engineer to inspect, approve and monitor permanent and temporary basement construction works required by condition 5 of planning permission 2018/3211/P granted 01/04/2019 (Excavation for a basement extension under the footprint of the building with front and rear light-wells, erection of a single storey wraparound extension, reduced the width of the existing two-storey side extension and minor alterations to the external façade/fenestration to the rear elevation).

Drawing Nos: Vincent and Rymill General Terms & Condition of Appointment April 2019

Informative(s):

1 Reasons for granting approval of details:

This application seeks to discharge condition 5 of planning permission 2018/3211/P dated 01/04/2019. The condition requires details to be provided of a suitably qualified chartered engineer(s) 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.

The structural and civil engineers firm 'Vincent & Rymill' have been appointed to monitor and oversee the implementation of the approved basement works and to periodically visit the site during construction works to ensure compliance with the approved structural design. The submitted Condition of Appointment document confirms that T.J Vincent and F Williams hold the relevant CEng and C Geol qualifications and are considered suitably qualified to monitor the works and undertake site inspections. The submitted details are therefore considered sufficient to discharge condition 5.

As such, the proposed development is in general accordance with policies; D1, D2 and A5 of London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 8 (details of a drainage strategy), of planning permission reference 2018/3211/P has been submitted and is currently under consideration.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer