

Application ref: 2019/4104/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 4 September 2019

Development Management
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OWAL Architects
75 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
131 Arlington Road
London
NW1 7ET

Proposal:

Details of chartered engineer to oversee basement works as required by condition 4 of planning permission 2019/1088/P dated 25/07/2019 for excavation of lower ground floor level to increase ceiling height, erection of full width basement rear extension and part width ground floor extension, partial enclosure of front lightwell, all associated with the conversion of the property back to a single dwelling (Class C3).

Drawing Nos: Letter confirmation dated 06/08/2019 from Constructure - Structural Designers ref 1731/PL/TWIMC; Working Programme 2019/2020.

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

Informative(s):

1 Reasons for approval:

Condition 4 requires details of the appointed engineer to oversee the basement works and construction programme.

The information provided confirms the engineer appointed has the credentials

required under policy A5 and CPG Basements, and recognised by UK Chartered Engineers. It is also confirmed that the engineer has designed the permanent structures for the works and that he will inspect approve and monitor the critical elements of both permanent and temporary basement construction. It is therefore considered that the information provided is sufficient to discharge condition 4.

The proposed schedule of works indicates that the basement works would expand on a duration of five months, which is considered appropriate for the scale of the proposed development.

The full impact of the proposed development has been already assessed under the parent planning application.

As such, the proposed details are in general accordance with the requirements of CPG Basements and policy A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions in relation to the parent planning application 2019/1088/P dated 25/07/2019 have been discharged.

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