

Application ref: 2019/5532/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 10 January 2020

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

GMA Architecture Ltd
UK House
82 Heath Road
Twickenham
TW1 4BW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**22 Lancaster Grove
London
NW3 4PB**

Proposal:

Details of certified engineer for the permanent basement design as required, in part, by condition 3 of planning permission reference 2015/6106/P dated 29/03/2017 (as amended by planning reference 2018/4896/P dated 09/09/19 and permission 2019/6091/P dated 10/01/2020).

Drawing Nos: Letter from Paul Hosford (Construct) dated 18.11.2019.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Condition 3 requires details of the 'appointment of a suitably qualified chartered engineer with membership of the appropriate professional body has been 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'. A revised letter of appointment was submitted during the assessment which confirms that the engineer's

responsibilities meet the scope of works required by the conditions and that their qualifications and membership of the relevant professional body meet the necessary criteria.

The details submitted relate only to the permanent works, and do not confirm the appointment of an engineer for the temporary works of construction. Therefore this condition can only be discharged in part, with details of the contracting engineer with responsibility for the construction and temporary works to be submitted in due course.

The submitted details meet the requirements of policies D1 and A5 of the London Borough of Camden Local Plan 2017 and are acceptable as partial discharge of the condition.

2 You are reminded that this condition has only been discharged in part. No works of basement construction shall commence until such time as details of the appointment of a suitable temporary basement construction engineer have been approved in writing by the local planning authority.

3 A concurrent submission for condition 14 (SUDs) is under assessment.

You are reminded that conditions 6 (cycle storage), 9 (landscaping) and 14 (photovoltaic cells) all require details to be submitted and approved before commencement of above ground work. Condition 4 (materials) requires details to be submitted for approval prior to the relevant works.

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



Daniel Pope
Chief Planning Officer