

Application ref: 2020/0109/P  
Contact: Kate Henry  
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Date: 4 March 2020

**Development Management**  
Regeneration and Planning  
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Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**81 Avenue Road  
London  
NW8 6JD**

Proposal: Discharge of Condition 12 (Professional Qualification - Engineer) granted under reference 2016/5197/P dated 13/04/17 for erection of a 3 storey, single family dwelling house (Class C3) with accommodation in the roof space and a basement beneath house and part of rear garden, following the demolition of the existing dwelling house.

Drawing Nos: Cover letter from Montagu Evans, dated 09/01/2020; Appointment confirmation letter from Elliot Wood Partnership Limited, dated 19/12/2019.

The Council has considered your application and decided to grant permission

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge condition 12 (details of qualified chartered engineer to oversee the basement works) of planning permission 2016/5197/P, dated 13/04/2017. The condition requires details to be provided 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.

At the time of the original application, the BIA audit report concluded that there is no increase in flood risk on or off site and there is no impact on the surface water flow and groundwater regimes at and adjacent to the site.

The BIA audit report notes that the ground movement assessment is unrepresentative and should be reconsidered; however, the resultant movements and damage impacts are in line with expectations based on the pile lengths proposed.

On the basis of the above it is necessary to appoint a civil engineer with the CEng (Chartered Engineer) qualification; a Member of the Institution of Civil Engineers (MICE); or a Chartered Member of the Institute of Structural Engineers.

Elliot Wood Partnership Limited have been appointed and Gary Povey BSc CEng MStructE will undertake site visits during construction works to ensure the works are broadly compliant with the design. The details provided are considered to be acceptable to discharge the condition.

The proposed development is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 6 (external noise levels), 7 (living roof details), 8 (hard and soft landscaping), 10 (tree protection details) and 14 (solar PV details) of planning permission 2016/5197/P, dated 13/04/2017 are outstanding and require details to be submitted and approved.

Conditions 8 and 10 are pre-commencement conditions and details have been submitted (application references 2020/0138/P & 2020/0343/P). The decisions on the applications are pending.

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