

Project Reference: 208-18RPR  
Project Title: 18 Regents Park Road, London, NW1 7TX  
Issue Date: 22 January 2021

Nora-Andreea Constantinescu  
Camden Council  
Planning and Building Development  
5 Pancras Square  
London  
N1C 4AG

Dear Nora-Andreea Constantinescu

**Removal/Variation of a condition in consented application: 2018/4364/P**

The application (ref: PP-09349164) for 'Removal/Variation of a condition' has been made with regards to the conditions listed in the decision letter for the householder application at 18 Regents Park Road, London, NW1 7TX. Application ref: 2018/4364/P.

The project is currently under construction. Following excavation of the existing front retaining wall the contractor stated the structural design was no longer viable. It was previously proposed to underpin the existing retaining wall. A revised structural design was provided by the structural engineer. In summary, the new design is to build a new concrete retaining wall against the existing retaining wall (on the applicant's land).

This new retaining wall will be below pavement level and will not change the appearance of the development.

Advice was sought from the council with regards to the above in connection to the planning conditions, and as requested a Section 73 application was made to vary condition 6 of the application.

*"6 The development hereby approved shall be carried out strictly in accordance with the Construction Method Statement (CMS) and BIA by Symmetrys Ltd (ref: 18375 Rev. 1.1) dated February 2019 as well as the recommendations in the Basement Impact Assessment Audit Report (Rev D1) prepared by Campbell Reith dated April 2019 and Approval In Principle (AIP) dated September 2019. "*

The application has been made with supporting documents comprising updated structural engineers' drawings.

In addition, Camden Structures has approved a revision to the Approval In Principle (A.I.P.) agreement dated 05.01.2021.

We trust that the supporting documents, the approval of the A.I.P. revision and above notes are sufficient to support the application.

Should you have any queries or require more information, please do not hesitate to contact us.

Yours sincerely,



James Hotson  
Project Architect | RIBA

Robert Rhodes Architecture + Interiors