

Application ref: 2020/4898/P  
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Date: 25 March 2021

**Development Management**  
Regeneration and Planning  
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The DHaus  
The DHaus Company LTD  
Unit 13 Old Dairy Court  
17 Crouch Hill  
London  
N4 4AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**The Bull And Last PH**  
**168 Highgate Road**  
**London**  
**NW5 1QS**

Proposal:

Details of chartered engineer, water use and sustainability measures required by conditions 6, 9 and 10 of planning permission 2015/4094/P dated 22/06/2016 (basement excavation, extensions and conversion of existing pub to provide bed and breakfast units).  
Drawing Nos: Discharge of remaining Planning Conditions Reference: 2015/4094/P

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

Informative(s):

- 1 Conditions 6, 9 and 10 of planning permission 2015/4094/P require details of the appointed engineer to oversee basement works, internal water use and sustainability measures to be submitted and approved.

Condition 6 requires written confirmation of a suitably qualified chartered engineer to oversee the proposed basement excavation works during construction, to be submitted and approved. The Applicant has submitted a letter from Michael Alexander Engineers Ltd confirming their appointment as

Structural Engineer for the project. The engineer has BEng(Hons) MSC MStructE and CEng qualifications which is considered acceptable and complies with the Council's supplementary planning guidance document Basements. Condition 6 can therefore be discharged.

Condition 9 requires evidence to be submitted demonstrating the approved development achieving a maximum internal water use of 105 litres/person/day. The applicant has submitted two separate calculations from The Water Calculator that show the total daily water consumption to be well with the maximum limit of 105 litres. Condition 9 can therefore be discharged.

Condition 10 requires details showing the incorporation of sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement prepared by Blue Sky Unlimited dated 1st June 2015. The applicant has submitted details of the PV panels installed at the site as well as the insulation for the residential units. These details have been reviewed by the Council's Sustainability Officer and are considered sufficient to discharge the condition.

As such, the proposals are in general accordance with policies A5, CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2015/4094/P dated 22/06/2016 which need details to be submitted, have been approved.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer