

Application ref: 2020/6012/P  
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Date: 30 June 2021

**Development Management**  
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E3 5AD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**1 St Mark's Crescent**  
**London**  
**NW1 7TS**

Proposal:  
Details of qualified chartered engineer, survey and details of Regent's Canal Wall and Construction Environmental Management plan as required by conditions 4, 5 and 6 of planning application ref 2018/6105/P dated 12/03/2020 for Excavation of basement with front and rear lightwells and alterations to existing rear conservatory to dwelling house.

Drawing Nos: Regent's Canal Wall Survey Revision B 7/5/2021 (projecting jetty removed) by Jonathan Freegard Architects; Basement engineer appointment Letter dated 04/09/2019 from Helen Hawker at Coinsbee Consulting Structural Engineers Consulting Civil Engineers; Method Statement and Risk Assessment by WOOD, HALL & HEWARD LTD. Dated 18/12/19; Construction Environmental Management Plan Rev. D 26/11/2020 Draft D; Health and Safety Plan Rev: 1.0 by Orbital; Method Statement Matrix by Orbital March 2020; Risk Assessment Matrix by Orbital Feb 2020.

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

Informative(s):

- 1 Reasons for approval of details:

Condition 4 requires details of the appointment of a chartered engineer with membership of the appropriate professional body to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. The information provided includes appointment details about the Conisbee engineers appointed as required by condition. The details provided are considered sufficient to discharge condition 4.

Condition 5 requires details of a survey of Regent's Canal wall to include full details of any proposed repairs to the canal wall in consultation with Canal and Rivers Trust. The information provided has been consulted with Canal & Rivers Trust and considered acceptable, subject to any provision of a jetty to be proposed in consultation with Canal & Rivers Trust.

Condition 6 requires a Construction Environmental Management Plan which includes locations where construction and demolition materials will be stored, measures to prevent contaminated surface water entering the Regent's Canal and measures to control dust and debris from demolition and construction operations. The information provided has been assessed and considered acceptable. Canal & Rivers Trust have no objection to the details.

Overall the information provided is considered sufficient to discharge conditions 4, 5, and 6 of planning application ref 2018/6105/P dated 12/03/2020.

The full impact of the proposed development has already been assessed. The proposed details would safeguard the appearance and structural stability of host and neighbouring buildings, canal/waterway and ensure construction works would not have any adverse impact on the environment of the Regent's Canal.

As such, the proposed development is in general accordance with policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 7, 9 relating to planning permission ref 2018/6105/P dated 12/03/2020, would require details to be submitted.

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