

Application ref: 2021/3211/P
Contact: Laura Hazelton
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Date: 24 August 2021

Development Management
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Trace Architects
TRACE ARCHITECTS
The Basement Studio
263 The Vale
London
W3 7QA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**20 A Ferncroft Avenue
London
NW3 7PH**

Proposal:

Basement engineer details required by condition 4 of planning permission ref 2019/6220/P dated 25/06/2020 for the 'Demolition of existing rear extension and erection of new rear extension; excavation of new basement floor with front lightwell; and associated removal of 1 x Cherry Tree in rear garden'.

Drawing Nos: Signed fee proposal for structural engineering services dated March 2021 and Institution of Structural Engineers confirmation of Chartered Structural Engineer status.

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

Informative(s):

1 Reasons for granting permission:

Condition 4 required details 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. Fareed Haque has been appointed and has the relevant qualifications which comply with the requirements of Camden Planning Guidance, including BEng, CEng, and MStructE.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2019/6220/P dated 25/06/2020). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 4 and are in accordance with policy A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 8 (replacement planting details) of permission reference 2019/6220/P dated 25/06/2020 is outstanding and requires 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 2021.

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