

Application ref: 2021/3230/P  
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Date: 9 December 2021

**Development Management**  
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Schneider Designers  
Lower Ground Unit  
15 Eldon Grove  
London  
NW3 5PT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**7 Greville Place  
London  
NW6 5JP**

Proposal:

Details of conditions 4 (qualified engineer), 6 (skylight louvres system) and 7 (landscaping) of planning permission ref 2016/1489/P dated 08/05/2017 (for excavation of basement, including front lightwell)

Drawing Nos: Application Form dated 02/07/2021; A-141 Rev 00; Email from agent dated 30/07/2021 (engineer's details); Luxaflex roof blind manufacturer's specification; Rectangular Roof Model 210; Email from agent dated 23/09/2021 (blind closing times); A-141 Rev 01

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

Informative(s):

#### 1 Reasons for granting approval-

Condition 4 requires the submission of details of a suitably qualified chartered engineer to oversee the basement works. The qualifications of the appointed engineer, David Oats, are CEng, BEng and MIStructE which are considered to be appropriate for basement excavations and acceptable.

Condition 6 requires the submission of details of the proposed motorized louvres system within the front skylight. The reason for the condition is the prevention of light spillage in the evenings. Details of a motorised black-out blind have been provided (rather than a louvre). The application form notes that a radio transmitter within the blind will ensure that the blind closes at night, and the applicant has confirmed that it will be linked to a photo sensor which activates the blind at dusk, regardless of the time of year. This is considered to be acceptable.

Condition 7 requires the submission of details of hard and soft landscaping and means of enclosure. The details have been revised during the course of the application, in response to comments from the Council's Tree Officer. The revised plan and accompanying email from the agent indicate flowering mixed native hedging planted in the ground along the driveway edge (3 plants per metre), as well as planting to the front of the host building and along the front edge of the garden and adjacent to the new stairs to the basement. The details are now considered to be acceptable, such that the site would contribute positively to the visual amenity and character of the local area.

One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The basement excavation has already been approved pursuant to planning permission 2016/1489/P, dated 08/05/2017. This current application solely relates to details required by conditions attached to that permission.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all planning conditions relating to planning permission 2016/1489/P dated 08/05/2017, 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 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 be 'DRP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer