

Application ref: 2021/4589/P
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Date: 8 December 2021

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Archplan
1 Millfield Place
London
N6 6JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
118 St Pancras Way
London
NW1 9NB

Proposal: Details pursuant to condition 4 (Appointment of Engineer) of planning permission 2021/0253/P granted on 02/09/2021 for 'Lowering and rear extension of basement, alterations to existing rear extension and erection of glazed walling/roof at ground floor level above proposed rear basement extension'.

Drawing Nos: Letter from Martin Redston Associates - 09/09/2021.

The Council has considered your application and decided to grant approval of details.

Informative:

- 1 This application seeks to discharge condition 4 of planning permission 2021/0253/P, dated 02/09/2021 which requires details to be provided 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.

The condition was attached to safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017

The structural and civil engineers firm 'Martin Redston Associates' have confirmed that they have been the Structural Engineering Design Consultants

for structural design of the new basement and internal alterations, and while they would not oversee the temporary works during the construction they would undertake inspections at critical points in the process as follows:

Inspection of the first two underpins to ensure that ground conditions are consistent with the soil investigation; Inspection of some of the wall reinforcement and dry packing; Inspection of the slab reinforcement before concreting; Inspection of the temporary works once installed; and Inspection of some of the steel framing and beams. Martin Redston holds the CEng and is a member of M.I.C.E.

The details provided are considered to be acceptable assurances that a suitably qualified engineer would be involved in the critical elements of the design and works associated the basement, in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer