



31 Belsize Park Gardens
London
NW3 4JH

Application to Discharge Planning Condition
February 2022

Contents	Page 2
Condition 5	Page 3
Appendices	Page 4

Condition 5

The works at the basement hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been 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. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: 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.

We respond to Condition 5 as follows:

As the requirements of the condition states, Jonathan Tuckey Design has been working alongside TZG Partnership Structural Engineers to carry out the structural design of the house including the basement level alternations.

TZG Partnership Structural Engineers are a Member of the Institution of Structural Engineers and have over 25 years of basement construction experience. Having previously worked on the project in 2011 to design a new basement, TZG Partnership were appointed by the client once more not just because of their knowledge of the existing building but their general expertise in the field as well.

The project is being overseen by Marek Glowinski B.Sc. C.Eng. MIStructE. FConsE and Mindauagas Kaminskas BEng MSc.

Details of TZG Partnership's scope of work and appointment can be found in appendix A.

Structural Engineer contact details:





19 February 2021

FEE ESTIMATE**Number: P3025****Project Address: 31 Belsize Park Gardens****Internal alterations and basement extension****Scope 1**

1. Initial review of property, and consultancy of proposed scheme, including a site visit to inspect existing structural arrangement and compare "as built" with previous TZG drawings. Provide advice with regard the need to undertake any localised investigation to establish existing structure, identify any areas that may require further exposing to indicate structure. Any subsequent site visits are chargeable.
2. Identify any further information required, risk - i.e. Party Wall matters (if appropriate). Ongoing consultancy with client and architects as required to develop scheme.
3. Issue initial sketch package including construction details in section and plan of key structural junctions. Sent in PDF to architect for review.
4. Remote meeting with architect to review structural package and coordination.
5. Pick up comments from architect to ensure design is coordinated and any structural amendments are picked up.
6. Issue information for tender documentation and building control sign off.
7. Structural Engineer's design calculations, structural drawings, for building regulations and site activities.
8. All drawings provided in PDF format.
9. The cost above as a fixed fee. [REDACTED]

Scope 2 (Additional works - if required)

1. Cost for further site visits on a cost per visit basis. [REDACTED]
2. Dealing with contactor's queries, changes, reviewing connection details, unforeseen items etc. (You should allow up to [REDACTED] Prior notice will not be given unless it appears likely the allowance may be exceeded.) [REDACTED]

All fees are subject to expenses at cost and VAT.

Marek Glowinski B.Sc. C.Eng. MStructE. FConsE

Camden Council Planning Guidance for Basements sets out the following requirements for engineering professionals:

Qualifications required for assessments

Surface flow and flooding	A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either: the "CEng" (Chartered Engineer) qualification from the Engineering Council; or the "C.WEM" (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management; and either: a Member of the Institution of Civil Engineers ("MICE") or a Member; or Fellow (MCIWEM or FCIWEM) of the Chartered Institution of Water and Environmental Management.
Subterranean (groundwater) flow	A Hydrogeologist with the "CGeol" (Chartered Geologist) qualification from the Geological Society of London and a Fellow of the Geological Society of London.
Land stability	A Civil Engineer with the "CEng" (Chartered Engineer) qualification from the Engineering Council and a Member of the Institution of Civil Engineers ("MICE") with either demonstrable evidence that the assessments have been made in conjunction with an Engineering Geologist with the "cGeol" (Chartered Geologist) qualification from the Geological Society of London or a Registered Ground Engineering Professional, Specialist or Advisor as defined by the Register of Ground Engineering Professionals (RoGEP).

58 Milson Road
London W14 0LB

Tel 020 8960 1909

www.jonathantuckey.com