

03 February 2022



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Submitted via Planning Portal (Re: PP-11002077)

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Dear Sofie,

**25 JOHN'S MEWS, LONDON, WC1N 2NZ
DISCHARGE OF DETAILS PURSUANT TO CONDITION 3 (APPOINTMENT OF CHARTERED ENGINEER)
OF DECISION NOTICE REF. 2020/5883/P ISSUED BY THE LONDON BOROUGH OF CAMDEN**

I write on behalf of the Applicant, Mr. Fraser ("the Applicant"), with respect to Condition 3 of planning permission ref. 2020/5883/P granted on 19 November 2021 by The London Borough of Camden ("LBC").

The approved development is described as follows:

"Erection of basement extension and installation of ventilation riser at roof level."

Listed Building Consent was also granted (ref. 2021/0122/L) on 19 November 2021.

For reference, the condition to which details are submitted for as part of this application is detailed below:

Condition 3 – Appointment of Chartered Engineer

"The development 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."

The Applicant seeks the full discharge of Condition 3. Alongside this Covering Letter, we submit a letter from Ross and Partners detailing their appointment onto this project.

The attached letter from Ross and Partners lays out the details of their appointment and the associated responsibilities of Ross and Partners (led by Michael O'Regan, BSc CEng MI Struct E) as the chartered engineers for the subject development.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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In summary, their appointment includes:

- Substructure design calculations, specifications and drawings using 3d design and analysis model;
- To provide strategy for below ground tanking to achieve Grade 3 to BS 8109;
- To provide documentation for Tender and construction purposes in line with the approved permission;
- Provision of reinforcement drawings;
- Review Contractor's method statements;
- Review Contractor's temporary works designs; and
- Review of movement monitoring.

A statutory application form has also been submitted with the document presented above. The requisite application fee of £34 has been provided by the applicant under separate cover. We therefore consider that the requirements of the condition has been met and respectfully request that the condition be discharged accordingly.

I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me at the above address.

Yours sincerely,



Richard Ketelle
Senior Planner

CC Mr Fraser

Enc. As above