

Application ref: 2022/2357/P
Contact: Obote Hope
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Date: 22 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Square Feet Architects
95 Bell Street
London
NW1 6TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Lower Ground Floor Flat
39 Priory Road
London
NW6 4NN

Proposal:

Details of condition 4 (Chartered Engineer) pursuant to planning permission 2020/0715/P dated 23/04/2021 for excavation of front garden for lightwell, erection of single storey rear extension at lower ground floor level following demolition of existing conservatory including installation of balustrade to the replacement ground floor roof terrace, rebuilding of garage and associated landscaping works to the rear. Namely, installation of a new door to the flank elevation, increase in height and width of the rear extension, alteration to the rear hard landscaping and erection of a raised rooflight to the rear extension.

Drawing Nos: Statement from Square Feet Architects and Letter from Price and Myers dated 11/01/2022.

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

Informative(s):

1 Reason for granting approval:

Condition 4 requires details of the basement engineer's relevant qualifications and their responsibilities. The application is supported by a covering letter from

the architect and a copy of the letter of appointment has also been submitted confirming that John Helyer of Price & Myers will inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. These details demonstrate that the engineer is suitably qualified and from a recognised relevant professional body and that he has a comprehensive list of responsibilities in overseeing and reviewing the project.

It is considered that the details are acceptable and will ensure the appearance and structural stability of neighbouring buildings and the character of the immediate area will be safeguarded.

As such the details are in general accordance with policies A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref. 2020/0715/P dated 23/04/2021, 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 read 'DPope', is written over a faint, light blue rectangular background.

Daniel Pope
Chief Planning Officer