

Application ref: 2022/3374/P
Contact: Cameron Banks-Murray
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Date: 7 November 2022

Development Management
Regeneration and Planning
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Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
58 A Fellows Road
London
Camden
NW3 3LJ

Proposal:

Approval of details regarding Conditions 4 and 7 of application ref. 2020/5865/P for Erection of single storey rear extension, excavation to create a basement with front and rear lightwells and associated works Drawing Nos: 1099-S09, 1099-S01, 1099-S02, 1099-S03, 1099-S04, 1099-S05, 1099.S06, 1099-S07, 1099-S08, 1099-AP01A, 1099-AP02A, 1099-AP03C, 1099- AP04B, 1099-AP05, 1099-AP06B, 1099-AP07B, 1099-AP08B, Design and Access Statement: 1099 DA, Tree Report S319-J1-IA-1, Planning and Heritage Statement letter, Desk Study and Ground Investigation Report (GEA), Basement Impact Assessment (Amended) Ref: GGC20816/R1.1, Structural Statement and Squence of Work Rev B Feb 2022, BasEment Impact Assessment Audit Revision: F2 February 2022. Drawing Nos: 1099-Cond-04 Landscaping Plan, and PLD2263487_Letter_2022/07/25

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

Informative(s):

- 1 Reasons for granting consent-

The applicant has submitted a landscape plan detailing the confirmed species

on site. The Council's Tree and Landscape Officer has considered the information provided and finds the details acceptable and sufficient to discharge the condition.

The details submitted in regards to Condition 7 confirm that the appointed engineer is a chartered engineer and member of the Institute of Structural Engineers and therefore suitably qualified to be in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

As such conditions 4 and 7 can be discharged.

- 2 You are reminded that conditions 6 (Tree Protection Measures) and 8 (Living Roof Details) of planning permission granted on 25/05/2022 ref. 2020/5865/P are outstanding and require details to be submitted and 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 light grey rectangular background.

Daniel Pope
Chief Planning Officer