

Application ref: 2022/5472/P  
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Date: 11 January 2023

**Development Management**  
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Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**17 Lyndhurst Gardens  
London  
NW3 5NU**

Proposal:

Details of basement engineer required by condition 5 of planning permission 2019/6151/P granted 29/09/2021 for the Change of use from Class D1 use (non-residential institution) to Class C3 Use (residential) as 1 x 5 bedroom unit, 1 x 5 bedroom unit and 1 x 4 bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including the removal of 10 trees, a summer house with internal cycling parking, a bin store, a cycle store and other associated works.

Drawing Nos: Letter from Price and Myers dated 12 August 2022, letter from Lichfields dated 13 December 2022.

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

Informative(s):

#### 1 Reasons for granting approval-

Condition 5 required details 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.

Price & Myers LLP have been appointed to provide structural and civil engineering consultancy services throughout RIBA Stage 5, the construction phase of the works at the above property.

They have confirmed their appointment is in accordance with the ACE Professional Services Agreement 2017. Their Services will include review of the contractor's temporary works proposals, method statements, and sequence, and they will make regular inspections to ensure the works are being carried out in accordance with the approved scheme. The Engineers have the relevant qualifications which comply with the requirements of the Basements CPG, including MEng, CEng and MIStructE.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2019/6151/P granted 29/09/2021). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 5 and are in accordance with policy A5 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (brickwork sample), 9 (landscaping details), 11 (green roof details), and 15 (Thames Water approval) of planning permission 2019/6151/P granted 29/09/2021 are outstanding and require details to be submitted for approval.

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



Daniel Pope  
Chief Planning Officer