

Application ref: 2022/5503/P  
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Date: 2 February 2023

**Development Management**  
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hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**14 Greenaway Gardens  
London  
Camden  
NW3 7DH**

Proposal:

Details pursuant to condition 8 (basement design or construction methodologies) of planning permission ref: 2021/6257/P dated 30/11/2022 for: partial demolition of existing dwelling with retention of the front facade and parts of the side and rear facades and the erection of a basement extension, infill rear extension, various minor changes to the fenestration and other associated works.

Drawing Nos: Sequence of Works Drawings 900\_SOW R1; Cover letter commission by HGH Consulting dated 14th December 2022 and GEA Technical note letter dated November 2022 ref: J21089/ML/1.

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

Informative(s):

- 1 Condition 8 requires details of any changes to the basement design or construction to be submitted and approved. The basement retaining walls are to be formed using a contiguous bored pile retaining wall and at the time of reporting, and the ground movement assessment, it was assumed that a typical bottom-up construction would be utilised and that the walls would be

fully propped in the temporary condition, such that it was considered to be a high-stiffness support system.

The contractor proposes to utilise a top-down construction sequence, such that the basement retaining walls will be permanently propped with the ground floor slab prior to excavation. This is also considered to be a high-stiffness support system, such that this would not have changed the method of analysis adopted for the ground movement analysis and subsequent building damage assessment. As such the predicted movements shown in our previous report remain relevant and are considered to be representative of the latest proposed construction sequence. This being said, the top-down sequence is considered to provide a higher stiffness support system compared to a bottom-up sequence, such that horizontal deflection and associated vertical settlements behind the walls would be expected to be less than for a bottom-up sequence. The proposed basement design and construction is considered acceptable and the engineer confirmed the proposed works would not change the design and would provide better support given that the basement retaining walls will be permanently propped with ground floor slab prior to excavation instead of using temporary props as the current approved scheme. This is a standard method of basement construction and condition 8 can be discharged.

- 2 You are reminded that condition 4 (facing materials) of planning permission 2021/6257/P, granted on 30/11/2022 is outstanding and requires 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



Daniel Pope  
Chief Planning Officer