

Application ref: 2020/5584/P  
Contact: Kate Henry  
Tel: 020 7974 3794  
Email: [Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)  
Date: 13 July 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

David Kohn Architects  
Bedford House  
125-133 Camden High Street  
NW1 7JR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**8 Smart's Place**  
**London**  
**WC2B 5LW**

Proposal:  
Details of condition 4 (Cycle Storage) and condition 10 (SUDS) of reference 2019/1420/P dated 10/03/20 for erection of 3 storey roof extension to create 1 x 3-bed self-contained flat with roof garden; installation of replacement plant machinery for existing four-storey office building; alterations to existing building.

Drawing Nos: Application for Discharge of Conditions ref 2019/1420/P (David Kohn Architects), dated 17/11/2020.

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

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge conditions 4 and 10 of planning permission 2019/1420/P dated 10/03/2020. Condition 4 requires the submission of details of cycle parking for 2x cycles and condition 10 requires the submission of details of a sustainable urban drainage system.

Cycle parking is proposed at basement level in the form of 2x Sheffield stands. They would be accessible via a lift which is large enough to accommodate standard cycles and all doors thereto would be automated by a push button. Given the constraints of the host building the proposed cycle parking is considered to be acceptable.

Condition 10 requires the submission of details of a sustainable urban drainage system which is based on a 1:100 year event with 40% provision for climate change, demonstrating at least 50% attenuation of all runoff. An attenuation tank is proposed at basement level which will collect 100% of the surface water catchment area prior to discharge to an existing Thames Water sewer connection. To reduce the flow rate by 50%, an attenuation tank with capacity of 4.5m<sup>3</sup> is proposed. A flow control device will limit the rate of surface water run-off to 5.7l/s. This is considered to be acceptable to reduce the rate of surface water run-off from the building and limit the impact on the storm water drainage system.

The proposed development is in general accordance with Policies T1, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/1420/P, dated 10/03/2020, 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 light grey rectangular background.

Daniel Pope  
Chief Planning Officer