

Application ref: 2023/3266/P
Contact: Sofie Fieldsend
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Date: 4 October 2023

Development Management
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EMGA Limited
Flat 27, Egret Heights
Waterside Way
London
N17 9GJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
190 Goldhurst Terrace
London
Camden
NW6 3HN

Proposal:

Details of conditions 4 (SuDs) and 5 (basement engineer) required by planning permission ref. 2021/2946/P dated 20/06/2023 (Erection of basement extension ancillary to existing flat.)

Drawing Nos: Letter from PACA Geotechnical Engineering LTD dated 01/07/2023 and drainage strategy report ref. C3075-R1-REV-A dated Aug 2023 by Nimbus Engineering Consultants Ltd .

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

Informative(s):

1 Reasons for approval-

Condition 4 requires details of water efficiency and flood mitigation. Details submitted show that the proposed internal water efficiency measures will ensure that the total water consumption is less than 110 litres per day. In terms of flood mitigation measures a wall mounted rainwater harvesting tank at the

new rear lightwell area being installed and the proposed foul drainage from this new basement floor will be conveyed via a pumping station to the existing combined manhole the front of the site to protect the basement against sewer flooding.

The details have been assessed by the LLFA and found to be acceptable and are considered to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

Condition 5 requires details of the basement engineer's relevant qualifications and their responsibilities. The application is supported by a copy of letter of appointment PACA Geotechnical Engineering LTD to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration and confirmation that the basement engineer is a Civil Engineer with the "CEng" (Chartered Engineer) qualification from the Engineering Council and a Member of the Institution of Civil Engineers ("MICE"). 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.

The detail provided is considered sufficient to discharge planning conditions 4 and 5.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with policies A5, CC2, CC3, D1 and D2 of the Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that all conditions that required the submission of details relating to ref. 2021/2946/P dated 20/06/2023 have been discharged.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer