

Application ref: 2023/4479/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 13 November 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
www.camden.gov.uk/planning

NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Garages 1 To 16 Canfield Place
London
NW6 3BT**

Proposal: Details of condition 12 (sustainable urban drainage system) of planning permission ref. 2017/1910/P dated 11/10/2021 (for Demolition of 16 single storey garages (Sui Generis) and redevelopment of the site to provide 8 mews type residential dwellings (C3) comprising 3 x two storey properties and 5 x three storey properties with associated roof terraces.).

Drawing Nos: Drainage note by Barrett Mahony Consulting Engineers dated 13.10.23

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

Informative(s):

1 Reason for granting consent:

This condition requires details of a sustainable urban drainage system to be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. A drainage note was submitted which provides a Maintenance Schedule for the biodiverse green roof above dwelling 24 as part of the sustainable urban drainage system and

demonstrates that offsite flows are restricted to a maximum 0.5 l/s from each dwelling.

It outlines that if a storm greater than the 1 in 100 year (plus climate change) rainfall event were to occur, the proposed site drainage could reach its capacity and flooding could occur. In such an event the excess surface water flows at street level would follow the topography of the site away from the building, towards the lowest point on Cranfield Place. Furthermore, as is good practice, linear threshold drains have been shown across all access thresholds/development boundary to intercept any runoff and reduce risk of flooding.

The details have been assessed by the Council's LLFA officer and they are considered sufficient to discharge planning condition 12.

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 CC1, CC2 and CC3 of the Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that conditions 3 (Detailed drawings / samples), 4 (glazed screens), 6 (Preliminary Risk Assessment), 7 (green roof), 8 (rainwater recycling), 10 (PV) and 14 (piling method statement) are still outstanding and require details to be submitted relating to ref. 2017/1910/P dated 11/10/2021.

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