

Novak Hiles Architects

Supporting Letter to Planning Officer: Approval of Details Reserved by Condition

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

19th February 2024

Submitted with Application

Dear Planning Officer,

2023/2415/P. Excavation of new basement level; demolition of existing rear extensions and erection of replacement three storey rear extensions; fenestration alterations; reinstatement of original eaves line; installation of front and rear rooflights; front and rear landscaping alterations; and associated external works including installation of refuse and cycle storage.
Address: 70 Lady Margaret Road, London, NW5 2NP
Applicant: Mr P Allard.
Permission Granted with Conditions, 13 December 2023.

We write to provide you with the appropriate details and documentation to discharge planning condition 8 associated with the above consent. Note that details to discharge the other conditions will be submitted as separate applications.

Overview of Planning Conditions and Information Submitted:

"Condition 8: Prior to commencement of development, full details to demonstrate the proposed internal measures to ensure the development has been designed to mitigate flood risk and cope with potential flooding including a suitable positive pump device or non-return valves to protect against sewer flooding should be submitted to the Local Planning Authority and approved in writing.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC2 and CC3 of the London Borough of Camden Local Plan 2017 and Policy SI 13 of the London Plan 2021."

Please refer to the following documents and drawings submitted with this application:

- Proposed drainage layout drawing **Condition_8_DRAINAGE_LAYOUT_22276-SYM-XX-B1-DR-C-0300-T1** which describes the location of the proposed positive pump device to the basement and non return valves as requested.
- Details of proposed positive pump device to the basement, as described in the document entitled **Condition_8_DETAILS_OF_POSITIVE_PUMP_DEVICE_TO_BASEMENT_22276-SYM-XX-B1-SP-C-001**
- Details of proposed non return valves, as described in the document entitled **Condition_8_DETAILS_OF_NON_RETURN_VALVE**

The above documents and drawings described the proposed internal measures to ensure the development has been designed to mitigate flood risk and cope with potential flooding, including both a positive pump device AND non-return valves to protect against sewer flooding. This information has been produced by Symmetrys Civil Engineers. We trust the information submitted satisfies and discharges the above condition attached to planning permission granted for this development. Please do not hesitate to contact me should there be anything you would like to discuss further.

Novak Hiles Architects



www.novakhilesarchitects.com

[Redacted signature area]

Yours sincerely,

[Redacted signature area]

Adam Hiles, Director ARB RIBA
Novak Hiles Architects

 Architects
Registration
Board  RIBA
Chartered Institute
of Architects