

Application ref: 2024/0672/P
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Date: 11 March 2024

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Novak Hiles Architects
Flat 3
29 Croftdown Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**70 Lady Margaret Road
London
NW5 2NP**

Proposal:

Details required by condition 8 (flood risk mitigation) of planning permission 2023/2415/P dated 13/12/2023 (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).

Drawing Nos:

Cover Letter (prepared by Novak Hiles Architects, dated 19/02/2024); 22276-SYM-XX-B1-DR-C-0300_T1; Pump Specification; Non-Return Valve Details.

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

Informative(s):

1 Reasons for granting:

Condition 8 requires the details of proposed internal measures to mitigate flood risk and to cope with potential flooding, including a suitable positive pump

device or non-return valves to protect against sewer flooding. The applicant has submitted a drainage plan and details of a combined water pump and non-return valve to be implemented at the site.

The submitted details have been reviewed by the Council's Flood Risk Officer, who has confirmed that they are satisfied with the information and the level of detail provided. The documents submitted would ensure that the occupants and the property are protected in the event of a flood, and would be considered to minimise and manage the risk to local flooding. Therefore, the submission is considered to be satisfactory to fully discharge planning condition 8.

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

- 2 Details for condition 6 (hard and soft landscaping) have been submitted and are currently under review by the Council and awaiting determination.

You are advised that, other than condition 6 that is currently awaiting determination, all other conditions relating to planning permission 2023/2415/P granted on 13/12/2023 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 2023.

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