

Application ref: 2024/0875/P
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Date: 10 May 2024

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Templeton Associates
44 Molyneux Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**2 Templewood Avenue
London
NW3 7XA**

Proposal:

Details pursuant to condition 4 (SUDS) required by planning permission ref 2022/0679/P dated 22/11/2023 for 'Conversion of two residential units into a single family home, rear extension of the lower ground floor with basement excavation and side extension. Dormer windows at second floor and rooflights loft level, alterations to side and rear facade, loss of chimney, new boundary treatment hard and soft landscaping.'

Drawing Nos: 2TWA Condition letter 4 Final.pdf, L2658 - 2 Templewood Avenue NW3 7XA - Sustainable Urban Drainage (SUDS) Strategy _Rev 03, L2658-C-52-7200---dv L2658-C-52-7200---Drainage Details page 2, L2658-C-52-7100-02-Drainage detail, L2658-C-52-7000-04-GF Drainage Layout, L2658-C-52-7001-01-LG Drainage Layout, L2658-SK210-P3, 2TWA Condition 4 Tree pits and Green roof Addendum, L2658-REP-003-03-SuDS Strategy

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

Informative(s):

1 Reasons for granting permission:

Condition 4 (SUDS) of planning permission ref 2022/0679/P dated 22/11/2023 required SUDs details and attenuation tanks, permeable paving, tree pits and green roofs details to be submitted. The SUDS were explicitly required to have a 40% provision and have specific run of rates.

The documents provide firstly demonstrate that the attenuation tank will be at least 37m³ and that the SUDS have a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The run off rate will also need to confirm to 2.0l/s. The SUDS strategy has confirmed that the development will incorporate these requirements and therefore the details are accepted. Details of the tree pits and green roofs have also been provided and have been confirmed as acceptable in relation to the requirements of the condition.

Overall the information for condition 4 is acceptable and can therefore be discharged

The documents have been reviewed by Camden's Sustainability Officer and the details are deemed to be acceptable. The full impact of the proposed development has already been assessed.

No objections were received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

As such, the proposed details are in general accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017, and the condition can be discharged.

2 You are advised that all conditions relating to planning permission ref 2022/0679/P dated 22/11/2023 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer