

Mrs Susana Sousa  
PAD  
103 farringdon road  
london  
EC1R 3BS

Application Ref: **2017/4973/P**Please ask for: **Nora-Andreea****Constantinescu**Telephone: 020 7974 **5758**

25 October 2017

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Approval of Details Granted**

Address:

**59 Solent Road  
London  
NW6 1TY**

Proposal:

Details of drainage strategy, detailed drawings for the front grills, engineer appointment, protection of trees, as required by conditions 4, 5, 6, 7 of planning permission 2016/4460/P (dated 19/06/2017) for basement excavation with front lightwell and single storey rear and side extensions, following demolition of the existing rear additions dwelling (Class C3).

Drawing Nos: Appointed engineer letter dated 18 August 2017; Arboricultural Method Statement dated July 2017; 700.330; 700.331; 700.332; 700.333; 700.375; 700.515; Cover letter dated 8 September 2017; Thames Water Confirmation dated 24 October 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):



1 Reasons for granting permission:

Condition 4

Details of the drainage strategy have been provided to support that no discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. In consultation with Thames Water it was concluded that a groundwater discharge permit would not be required at the site as long as no groundwater is to be discharged into a Thames Water sewer. Confirmation from the applicant's engineer states that the survey's undertaken, no groundwater is expected to be found when the project is carried out, and therefore a permit is not needed.

It is therefore considered that condition 4 can be discharged.

Condition 5

Details of the grills to cover the lightwell at the front of the property, have been provided. The grills would follow the line of the front bay window, would be metallic, with galvanised finish painted in dark colour, flush with the front patio floor area. The grills would have an openable hatch to allow for gas jets, hinges and latching mechanism.

The documents provided show the proposed grill to be similar to the one at the adjoining property at No. 57 Solent Road, which is considered to keep in with the existing character along the street.

It is therefore concluded that condition 5 can be discharged.

Condition 6

The applicant provided letter dated 18th of August 2017 which formally states that Paul Hardman with qualifications of CEng MICE MStructE will appointed to approve and monitor site safely, status of permanent works being undertaken in relation to the design, sequencing of works being undertaken, ensuring temporary works considerations are understood by the Contractor.

Hardman Structural Engineers produced the Basement Impact Assessment (BIA) in relation to the basement excavation approved under the parent planning application, which were confirmed in the audit as having suitable qualifications for slope stability and hydrology.

It is therefore concluded that condition 6 can be discharged.

Condition 7

The neighbouring property at No. 16 Sumatra Road, located to the rear of the application site has two trees in the rear garden T1 a Elder and T2 a Plum, with their root protection areas projecting into the application site rear garden. The

applicant has provided an Arboricultural Method Statement which proposes to protect the trees during construction works by installing a temporary fence at a distance of 5m from the rear boundary wall. The fence would be anti-climb mesh, securely held in place.

The Council's tree officer has confirmed that the tree protection details submitted are considered sufficient to demonstrate that the trees to be retained on the neighbouring site at No. 16 Sumatra Road will be adequately protected during development in line with BS5837:2012.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS13, CS14, CS15 and with London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 and DP27. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

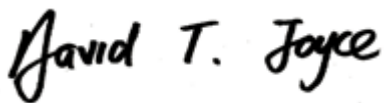
- 2 You are advised that all the conditions of the parent planning application 2016/5652/P have been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning