

Application ref: 2024/5789/P
Contact: Laura Dorbeck
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Date: 8 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**17 Lyndhurst Gardens
London
NW3 5NU**

Proposal:

Thames Water approval required by condition 15 of planning permission 2019/6151/P granted 29/09/2021 for the Change of use from Class D1 use (non-residential institution) to Class C3 Use (residential) as 1 x 5 bedroom unit, 1 x 5 bedroom unit and 1 x 4 bedroom unit, internal alterations, external alterations including a new glass link element and lowering of basement level, hard and soft landscaping including the removal of 10 trees, a summer house with internal cycling parking, a bin store, a cycle store and other associated works.

Drawing Nos: 28224 / 6000 C03, 28224 / 6001 C03, 28224 / 7000 P01, 28224 / 7001 P01, 288224 page 01 rev 01, Letter from Price and Myers dated 4 July 2024, cover letter from Lichfields dated 24 December 2024, letter from Thames Water dated 14 November 2024, and email from Thames Water dated 22 November 2024.

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

Informative(s):

- 1 Reasons for granting permission

Condition 15 required details of approval from Thames Water for the capacity

into the combined sewer and evidence of their agreement to the final drainage design.

The applicant has submitted detailed drawings showing the existing and proposed below ground drainage layout, impermeable area plans, and construction drawings. They have also provided correspondence from Thames Water which demonstrates that Thames Water have assessed the foul water and surface water run off with the purpose of assessing sewerage capacity within the existing Thames Water sewer network. The letter confirms that there will be sufficient sewerage capacity in the adjacent combined sewer network to serve the development.

The submitted details are therefore sufficient to discharge condition 15 and would ensure that existing below ground public utility infrastructure and controlled waters would be safeguarded in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

The full impact of the proposed development has already been assessed during the determination of the original application (reference 2019/6151/P granted 29/09/2021). The planning history of the site has been taken into account when coming to this decision.

As such, the submitted details are considered sufficient to discharge condition 15 and are in accordance with policy CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 9 (landscaping details) and 11 (green roof details) of planning permission 2019/6151/P granted 29/09/2021 are outstanding and require details to be submitted for approval.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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