

Application ref: 2024/4280/P
Contact: Kristina Smith
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Date: 6 February 2025

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Mountford Pigott LLP
50
Kingston Road
New Malden
KT3 3LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Alpha House
Regis Road
London
Camden
NW5 3EW

Proposal:

Details pursuant to condition 3 (SuDS) of application ref. 2023/0093/P (granted under appeal ref. APP/X5210/W/24/3337347 for Demolition of the existing building and the construction of a self-storage facility (Use Class B8) and flexible office space (Use Class E(g)(i)), together with vehicle and cycle parking and landscaping.

Drawing Nos: Design Calculations 13675 - Proposed Surface Water Drainage Rev P4 - prepared by Campbell Reith, dated 07/01/2025; SuDs Proforma 20241125; Email dated 25/11/24 from Jonathan Adams to Katherine Frost

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

Informative(s):

1 Reason for granting-

Following three reviews by Metis (the Council's LLFA consultant) involving the submission of additional information, the condition is now recommended for discharge. The submitted information, including an up-to-date drainage

statement, SuDS pro-forma and a lifetime maintenance plan has been confirmed to provide sufficient capacities for the storm range specified by the condition.

The full impact of the proposed development has already been assessed. The proposed details would not impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are in general accordance with policy CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 6, 7, 8, 10, 11, 12 and 15 of planning permission ref. 2023/0093/P (granted under appeal ref. APP/X5210/W/24/3337347) are outstanding and require details to be submitted and approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer