

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/02/2025	
		N/A		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jaspreet Chana				2024/5601/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat A, 73 Redington Road London NW3 7RP				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details pursuant top condition 4 (Landscaping arrangement), Condition 6 (Engineer qualifications), condition 8 (Updated flood risk assessment) of planning permission 2024/0958/P dated 18/11/2024 for Excavation of lower ground basement to create a lower ground floor extension and associated works							
<b>Recommendation(s):</b>		Part Granted (conditions 4 and 6) and Part Refused (condition 8)					
<b>Application Type:</b>		Approval of Details					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
	No. of responses	0	No. of objections	0			
<b>Neighbour Consultation</b>	N/A						
<b>CAAC/Local groups comments</b>	N/A						
<b>Site Description</b>							
The application site is a detached house split into several apartments located on west side of Redington Road. The surrounding area is predominantly residential with other large, detached dwellings of various size and design. The building is not listed but is within Redington and Frognal Conservation Area. The site is also within the Redington and Frognal Neighbourhood Plan Area.							
<b>Relevant History</b>							
2024/0958/P - Excavation of lower ground basement to create a lower ground floor extension and associated works - <b>Approved 18/11/2024</b>							
2025/0057/P -Details pursuant top condition 9 (Water Proofing Detail) of planning permission 2024/0958/P dated 18/11/2024 for Excavation of lower ground basement to create a lower ground floor extension and associated works – <b>Pending decision</b>							

## Relevant Policies

### National Planning Policy Framework 2024

### The London Plan 2021

#### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A2 Open Space

Policy A3 Biodiversity

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

#### Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

#### Camden Planning Guidance (CPG)

CPG Amenity

CPG Basements

CPG Design

CPG Transport

#### Redington Frogna! Neighbourhood Plan 2021

Policy BG1 – Gardens and Ecology

Policy GB2 – Tree Planting and Preservation

Policy UD1 – Underground Development

Policy UD2 – Development Impacts

#### Redington and Frogna! Conservation Area Character Appraisal & Management Plan 2022.

## Assessment

### 1. Proposal

- 1.1. This application seeks to discharge the following conditions attached to planning permission 2024/0958/P, dated 18/11/2024 (for: Excavation of lower ground basement to create a lower ground floor extension and associated works):

- **Condition 4 (Landscaping details)**

No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- **Condition 6 (Engineer qualifications)**

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- **Condition 8 (SuDs Details)**

Prior to commencement of development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with 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 details shall demonstrate that the peak surface water runoff rate for a 1:100 year +40% climate change storm event can achieve a betterment of at least 25% (not more than 17.1l/s), and as close to as practically possible to the greenfield run-off rate, and will then be approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- A) The proposed SuDS or drainage measures with consideration of incorporating rainwater harvesting such as wall tank or water butt, and soft-landscaping (at the front garden area) unless demonstrated not feasible;
- B) Storage capacities if rainwater harvesting is proposed;
- C) Updated proposed peak surface water runoff rates or volumes; and
- D) All the proposed flood mitigation measures should be kept, including threshold drains, with required installation of non-return valves on basement floor drainage. Other resilience measures should also be incorporated unless demonstrated not feasible, such as raised level of electrical wiring, appliances/utility metres, and where applicable at the front of the property flood protection such as raised thresholds (with 300mm freeboard).

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC2 and CC3 of the London Borough of Camden Local Plan and Policy SI 13 of the London Plan 2021.

## **2. Assessment**

### **Condition 4: Landscaping details**

- 2.1. Condition 4 requires full details of hard and soft landscaping, drawings. The details submitted, shows the hard landscaping proposed with permeable block paving and the soft landscaping with hydrangeas and roses to be planted within the front garden. The detailed plan submitted is acceptable. It has also been checked by the council's landscaping officer and they consider the details submitted to be acceptable to discharge conditions 4.

### **Condition 6: Engineer qualifications**

- 2.2. Condition 6 requires applicants to provide details of a qualified chartered engineer to carry out the works. The details of civil engineer have been provided via letter, Jess Davies the CEng is a Member of the Institution of Civil Engineering qualification. The appointed engineer has suitable qualifications to oversee the basement construction works. Therefore, this condition can be discharged.

## **Condition 8: SuDs details**

- 2.3. Condition 8 requires full details of the sustainable drainage system. The applicants have updated their Flood Risk Assessment (FRA), this has been reviewed by the Councils Flood Risk Officer, who have concluded that the submitted information does not fully address this condition. Parts A, B and C are resolved but 8 D is not resolved.
- 2.4. Further clarification is required to ensure that the development reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage. Information including the following should be provided in a future approval of details application to address this condition:

### **Further information required in relation to Condition 8D – mitigation and resilience measures:**

1. Incorporation of resilience measures such as non-return valve has not been mentioned in the FRA or cover letter submitted by the applicant.
  2. To mitigate water ingress into the building, threshold drains within the doorways along with level thresholds are proposed wherever feasible. However, this is not indicated in any plans or drawings. Please submit a drawing/diagram to illustrate the intended areas for the installation of threshold drains. This could be indicative subject to detailed design stage.
  3. Other resilience measures such as raised level of electrical wiring, appliances/utility metres, and raised thresholds (with 300mm freeboard) have not been mentioned. Should they not be feasible, justification should be provided.
  4. Maintenance schedule and works for permeable paving has been submitted. We would prefer that the appointment of the appointment of maintenance team be confirmed at this stage, or an acknowledgement letter provided from relevant maintenance personnel for the anticipated future maintenance works in the future. This is in reference to the [Camden Planning Guidance: Water and Flooding](#) – Section 3.25 “The arrangements for the future maintenance of the system should be considered during the early stages of SuDS design as this will influence the design of the system.” For further information, the applicant may review section 3.24 and 3.25 of the CPG.
- 2.5. Given the wording of condition 8, the Council cannot consider this in part, and it needs to be considered as a whole. As further information is required as outlined above, it is not possible to discharge condition 8. The Council will therefore refuse the discharge of condition 8.

## **3. Recommendation**

### **a) to GRANT APPROVAL for:**

Approve details in support of Conditions 4 (Landacape details) and 6 (Engineer Qualifications)

### **b) to REFUSE APPROVAL for:**

Refuse details in respect of Condition 8 (SuDs Details).

### **Reason for Refusal**

**In absence of sufficient information for condition 8 (SuDs Details) concerning the flood mitigation, including details of threshold drains, non-return valves and other resilience measures, it is considered that the development would not reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC2 and CC3 of the London Borough of Camden Local Plan and Policy SI 13 of the London Plan 2021.**





