

Application ref: 2024/5601/P
Contact: Jaspreet Chana
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Date: 19 March 2025

Development Management
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Five Development Consultancy LLP
43 Athenaeum Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Approval of Details Part Granted/Refused

Address:

Flat A
73 Redington Road
London
NW3 7RP

Proposal:

Details pursuant to condition 4 (Landscaping arrangement), Condition 6 (Engineer qualifications), condition 8 (SuDs Details) 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.

The Council has considered your application and decided the following:

a) to GRANT APPROVAL for:

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

Drawings Nos: 224-(01)-100, Davies Maguire Letter 18/11/2024.

b) to REFUSE :

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

Drawing Nos: Davies Maguire Letter 13/12/2024, Flood Risk Assessment DMAG-2409-FRA July 2024.

Reasons for Refusal:

- 1 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.

Informative(s):

- 1 You are reminded that condition 9 (water proofing details) of planning 2024/0958/P dated 18/11/2024 is outstanding and requires 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our [online planning applicants' survey](#). We will use the information you give us to monitor and improve our services.