

Application ref: 2025/0057/P
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Date: 27 March 2025

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Five Development Consultancy LLP
43 Athenaeum Road
Whetstone
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N20 9AL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73 Flat A
Redington Road
London
Camden
NW3 7RP

Proposal:
Details pursuant to 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
Drawing Nos:
Sovereign specialist services letter

The Council has considered your application and decided to approve the details required
by condition.

Informative(s):

- 1 Reasons for approving the details required by condition:

Condition 9 requires the details of proposed water proofing measures to
mitigate flood risk and to cope with potential flooding. The applicant has
submitted a further details letter which outlines the measures they would be
carrying out, these involve the walls receiving a coating of a tanking slurry to

stem the passage of moisture into the internal environment, a membrane system can be applied to the walls and floor utilizing a drainage channel around the perimeter or a modular drainage system that will connect to an externally sited sump chamber will be considered. The sump chamber will have a dual pumping system that will mechanically lift the water out of the retaining area.

The submitted details have been reviewed by the Council's external basement consultants Campbell Reith who have said that as the soils have a low permeability with no appreciable groundwater flows, it is not considered there would be a risk to potential flooding on the site.

The details submitted would ensure that the occupants and the property are protected in the event of a flood and would be considered to minimise and manage the risk to local flooding. Therefore, the submission is satisfactory to fully discharge planning condition 9.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

As such, the details are in general accordance with Policies A5, CC2 and CC3 of the London Borough of Camden Local Plan 2017. The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2024.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer