

E12-039/3
9 May 2013

London Borough of Camden
Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

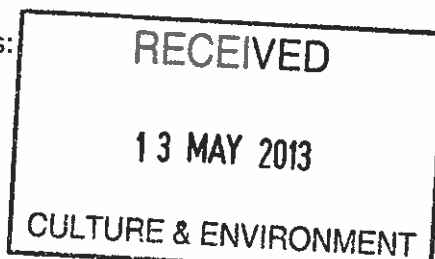
Re: Refurbishment & Extension of 597 Finchley Road, London NW3 7BS
Your ref: 2012/3899/P: Condition 6 discharge application

Dear sirs,

Please find enclosed a cheque in the name of London Borough of Camden, to the sum of £97.00. This cheque covers the application fee for Application for approval of details reserved by Condition. The details provided are submitted to discharge Condition 6 of Consent reference 2012/3899/P.

The application includes the following documents:

- 012-039/S101: Location Plan
- E12-039/Ex 01: Existing Front Landscape
- E12-039/Pr 01: Proposed Front Landscape
- E12-039/PH 10: Photos
- Completed application for dated 9 May 2013



Surface water from the proposed hard-standing area to the front of the property will fall from the boundary / back-of-pavement line towards the front of the building which is approximately 200mm lower, where it will be collected by a linear, full length drainage channel. This drainage channel will then connect to existing below ground surface water drainage which connects to the local authority sewer via existing man holes within the site boundary. It should be noted that this proposed arrangement mirrors that which is existing at the property. As can be seen within the photos supplied, there is an existing drainage channel at the foot of the existing ramped hard-standing outside the original garage. This currently drains to the local authority sewer via a man hole in the driveway and another inside the side gate at the site edge. It is proposed simply to connect the new drainage channel to the existing below ground drainage.

We trust this description, when read in conjunction with the attached drawings and photos, will enable Camden Council to discharge Condition 6. Should any further information be required, please contact the writer.

Yours faithfully,


Terry Monan
Director for Osel Architecture Ltd

cc H Hasna
enc Cheque £97.00