

Mr Paul Jenkins  
Preston Bennett Planning  
37 - 41 Church Road  
Stanmore  
London  
HA7 4AA

Application Ref: **2014/6791/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

13 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**37 Elsworthy Road**  
**London**  
**NW3 3BT**

Proposal:  
Details of basement foundations and sustainable urban drainage required by conditions 3 and 4 of planning permission 2011/4055/P dated 14/11/2011 (for amendments to planning permission granted 09/08/2010 (2010/2459/P) for the erection of a basement extension to the rear).

Drawing Nos: (LM20353:52:) 005revP2, 006revP1, 007revP1, Blyth and Blyth Surface water calculations, CLA Tree Mitigation Statement dated October 2014, Landmark Trees Arboricultural Impact Assessment Report dated 28th July 2011, Blyth and Blyth Building Engineering Services, Public Health Services particular below ground drainage specification

Informative(s):

- 1 The submitted details satisfactorily demonstrate that:
  - measures for sustainable urban drainage will ensure the development does not



significantly impact on the storm water drainage system and reduce the rate of surface water run-off from the building;

- the design of the basement foundations and service trenches will ensure there would be no adverse effect on existing trees.

As such, the proposed details are in general accordance with policies CS1, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.13, 5.14, 7.4, 7.5 and 7.6 of the London Plan 2011; and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission 2011/4055/P granted on 14 November 2011 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment