

Ms Katie Hale

Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2014/7234/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

28 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
73-75 Avenue Road
London
NW8 6JD

Proposal:

Details of appointment of a suitably qualified chartered engineer (condition 5); and sustainable urban drainage system and perimeter drainage system investigation (10) as required by planning permission (2011/2388/P) dated 28/03/2012 for the erection of a dwelling house.

Drawing Nos: Surface Water Management Analysis dated November 2014; Letter from Heyne Tillet Steel dated 28/10/14

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission

The sustainable urban drainage details indicate the post development surface water rates from the site are to be reduced so they do not exceed the pre development rates. The post development surface water run-off would discharge into the public sewer at a maximum rate of 5 l/s. Due to the ground conditions not being adequate for infiltration techniques the proposed surface water discharge



would be controlled via a flow control chamber. As the proposed surface water discharge is to be restricted to that of the existing there would be attenuation for the restricted volume of water to prevent flooding.

The volume of water attenuated for up to the 1 in 30 year storm would be underground within the base and sub-base of the driveway, terrace and lawn area of the development. The additional volume of water attenuated for up to the 100 year storm would be at surface level within a dry swale situated along the southern boundary of the site.

No interruption to the sub-surface water flow would occur as a 500mm wide, 1.80m deep granular trench would be built around the basement wall to convey any water flows around the structure.

The submitted details demonstrate that appropriately qualified engineers will be responsible for preparing and implementing the project over its duration. The details therefore meet the requirements of the condition in terms of ensuring the required expertise to ensure construction of the basement is executed appropriately without detriment to neighbouring properties and the character of the area.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

As such, the proposed development is in general accordance with policies CS13 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 5.13 of the London Plan 2011; and paragraphs 14, 17 and 103 of the National Planning Policy Framework.

- 2 You are reminded that conditions 4 (detailed drawings), 6 (cycle storage), 9 (green roof) and 12 (car lift) of planning permission granted on 28/03/12 ref: 2011/2388/P are outstanding and require details to be submitted and approved.

Details for condition 7 and 14 have been submitted and are pending decision.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment