

Ms Hemal Patel
Flat 1 86 Canfield Gardens
London
NW6 3EE

Application Ref: **2015/0025/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

10 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
86 Canfield Gardens
London
NW6 3EE

Proposal:
Details of appointed engineer (6), SUDs (7) & exclusion zones (9) in relation to condition 6, 7 & 9 of planning permission 2014/2282/P, 21/10/2014, for; Excavation of basement with the creation of lightwells and associated openings to front and rear, erection of extension incorporating basement and ground floor levels and alterations to openings to rear and side elevations all in connection with flat 1 (Class C3).

Drawing Nos: Ordnance Survey Plan, Letter from London Underground Limited dated 23rd July 2013, Letter from Network Rail, dated 01/08/13, Sustainable Drainage Calculation Sheet from ZIB & Jack dated December 2014, Roger R Lankester qualification detail, Structural Engineer Duties dated 16/11/14, Facing materials, windows and door detail.

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for granting planning permission:



The submitted information confirms that chartered structural engineers have been appointed to oversee the basement construction works. The engineers have the relevant MStructE, MCIWEM and CEng qualification which complies with the requirements of Camden Planning Guidance (CPG4 - Basements and lightwells). The details submitted are therefore sufficient to discharge condition 6 of planning permission 2014/2282/P granted on 21 October 2014.

The details of Sustainable Urban Drainage based on 1:75 year event with 30% provision for climate change, demonstrates that 50% attenuation of all runoff and greenfield levels of runoff to be implemented and maintained complies with CS13 and CS16 of the Core Strategy and DP22, DP23 and DP32 of the LDF to discharge Condition 7 of planning permission 2014/2282/P granted on 21 October 2014 are sufficient to mitigate the impact on storm-water drainage system.

The supporting details of the Basement Impact Assessment, BIA/3727 dated May 2013, are sufficient to satisfy to discharge condition 9 of planning permission 2014/2282/P granted on 21 October 2014.

As such, the proposed details are in general accordance with policy CS6 CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.15 and 7.19 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that all conditions relating to planning permission granted on 21/10/2014 (reference: 2014/2282/P) 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