

Ms Kate Matthews  
Firstplan  
Golden Cross House  
London  
WC2N 4JF

Application Ref: **2015/0164/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

30 March 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Fleet House**  
**3 Admirals Walk**  
**London**  
**NW3 6RS**

Proposal:

Details of conditions 7 (appointment of chartered engineer), 8 (drainage of groundwater) and 9 (landscaping) granted planning permission 2013/2051/P dated 18/09/2013 (Erection of a replacement dwelling house).

Drawing Nos: Condition 7: Appointment Letter - ref: L-140908-RN-SW; Rob Nield CV - CEng MEng (Hons) MIStructE; David Fall CV - CGeol

Condition 8: Drainage Layout - ref: J1264-Ex-050 T2; Basement Level Drainage - ref: J1264-Ex-051 T1; Drainage Details - Sheet 1 of 2 ref: J1264-Ex-100 T1; Drainage Details - Sheet 2 of 2 - ref: J1264-Ex-101 T1;

Condition 9: Proposed Landscape Masterplan, ref: 520.D.00; Proposed Layout Garden Wall East Elevation, ref: 451 PP\_900 - REV 01; Proposed Layout Garden Wall Detailed Elevations and Plans, ref: 451 PP\_901 - REV 01; Landscape Proposals Brochure.



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

Informative(s):

1 Reasons for granting permission

Condition 7:

The submitted information confirms suitably qualified chartered engineers with membership of the appropriate professional body have been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works to ensure compliance with the requirements of Camden Planning Guidance (CPG4 - Basements and lightwells). The details submitted are therefore sufficient to discharge condition 7 of planning permission 2013/2051/P dated 18/9/13.

As such, the proposed details are in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP27 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

Condition 8:

The submitted information confirms the drainage of groundwater during and post construction, to reduce the impact of ground water and surface water run-off from the development and associated building. The details submitted are therefore sufficient to discharge condition 8 of planning permission 2013/2051/P dated 18/9/13.

As such, the proposed details are in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

Condition 9:

The submitted details demonstrate a high quality of landscaping is proposed which contributes to the visual amenity and character of the area. The details submitted are therefore sufficient to discharge condition 9 of planning permission 2013/2051/P dated 18/9/13.

As such, the proposed development is in general accordance with policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.9, 5.10, 5.11 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 reminded that conditions 4 (samples of facing materials); 5 (details of windows and doors) and 11 (green roof) are outstanding and require details to be submitted and 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

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

Ed Watson  
Director of Culture & Environment