

Mr David Stephenson
Fairview New Homes (Lawn Road) Ltd
50 Lancaster Road
Enfield
EN2 0BY

Application Ref: **2015/3992/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

3 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
32 Lawn Road
London
NW3 2XU

Proposal: Details pursuant to Condition 7 (sustainable urban drainage system) of planning permission 2014/6903/P, granted on 31/03/2015, for erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre.

Drawing Nos: FNH413/13.1.1 Rev 4 - Enabling Works Constraints Plan; FNH413/13.1.2 Rev 4 - Private Drainage Layout; FNH413/13.2.2 Rev 2 - Private Drainage Construction (1 of 2); FNH413/13.2.2 Rev 2 - Private Drainage Construction (2 of 2); FNH413/13.3 Rev 2 - Manhole Schedule; and RSK Drainage Statement dated 20 August 2015.

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

Informatives:

- 1 Reasons for granting permission:

The application seeks to discharge Condition 7 of planning permission



2014/6903/P, granted on the 31st March 2015, for erection of part 5, part 7 storey building comprising 72 flats (Class C3) (25 x 1 bed, 33 x 2 bed and 14 x 3-bed) with associated amenity space and landscaping, following demolition of existing buildings containing car parking, employment floorspace and rooftop, and community centre.

Condition 7 requires full details of a sustainable urban drainage system, detailing any on and/or off site drainage works shall be submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker before any development takes place.

The Council's Sustainability Section have reviewed the details submitted and have confirmed that the requirements of the condition have been met.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. The details submitted have been assessed in relation to the approved scheme, the site and its surroundings.

The details submitted are considered sufficient to satisfy the requirements of Condition 7 and would be in accordance with policies CS5, 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.

- 2 You are advised that Conditions 3 (materials), 6 (cycle parking), 8 (CHP Specification), 13 (noise), 15 (noise) and 16 (noise) of planning permission 2014/6903/P remain outstanding.

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.

Yours faithfully



Ed Watson
Director of Culture & Environment