

Miss Sophie Chapman
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2016/0084/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

12 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:
32 Jamestown Road
London
NW1 7BY

Proposal:

Details of Sustainable Urban Drainage system required by condition 11 of planning permission 2013/8265/P dated 06/08/2014 for change of use from offices (Class B1) to mixed use comprising offices (Class B1) and 9 residential units (Class C3 - 4x1, 3x2, 2x3 bed), including erection of new fourth and fifth floors, provision of central atrium, installation and relocation of plant, and alterations to Jamestown Road and Canal Side facades.

Drawing Nos: Existing and Proposed roof drainage SK-020; Letter prepared by Norman Disney Young Limited dated 30th September 2014; Letter Expedition engineering Limited dated 30th September 2014.

Informative(s):

- 1 Reason for granting approval of details

The main roof of the proposed building occupies the entire area within the site boundary and therefore run-off generation is limited. The incorporation of rainwater



harvesting is acceptable as it will reduce any proposed run off by 50%. Therefore the proposal would accord with CPG3 which expects a 50% reduction in surface water run-off rates.

No objections have been received prior to making this decision. The site's planning has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.3, 5.13, 5.15 of the London Plan 2011; and paragraphs 14, 17, 93-108 of the National Planning Policy Framework.

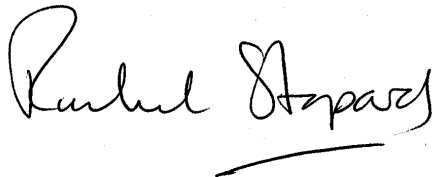
- 2 You are reminded that conditions 3 (detailed design - other than details of bricks); 4 (sample panel of brickwork); 5 (privacy screens); 6 (green roof); 8 (plant); 10 (cycle parking); and 12 (external lighting) of planning permission granted on 06/08/2014, reference 2013/8265/P are outstanding and 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment