

Mr Joe McGowan
BB Partnership
Studios 33-34
10 Hornsey Street
London
N7 8EL

Application Ref: **2016/0351/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
**55 Lancaster Grove
London
NW3 4HD**

Proposal: Details of drainage pursuant to Condition 4 of 2015/1037/P (erection of single storey ground floor rear extension following demolition of existing extension, enlargement of existing basement including installation of front lightwells and rooflight to the rear. Alteration to the fenestrations to the ground floor side elevation and installation of rear rooflight) dated 28/08/2015.

Drawing Nos: 749/M/02, 749/M/03, 749/M/04, 749/M/05, 749/M/06, D/100, D/100RevB, FIS_25, FIS_26, Drainage Strategy by BB Partnership Ltd dated January 2016 and Email thread by Joe Mc Gowan dated 19th February 2016.

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

Informatives:

- 1 Reason for granting permission.

This Drainage Strategy (incorporating SUDS) has been prepared by BB Partnership in order to satisfy Condition 4 of planning permission 2015/1037/P.



Other supporting information accompanying this statement includes Drainage layouts prepared by MMP and Barry Griffin, an Existing Drainage Survey , Site Areas drawings prepared by BB Partnership showing pervious / impervious areas (drawings FIS_25 and FIS_26) and Asset Location Search provided by Thames Water.

The purpose of this document is to demonstrate that the proposed development can be satisfactorily accommodated without leading to sewage flooding or worsening the flood risk for the area, and without placing the development itself at risk of flooding.

Thames Water (the sewerage undertakers) have confirmed that the information provided satisfies the requirements of the condition. It is considered that the development adheres to the principles set out in the NPPF and local planning policy and the development proposals can be accommodated without increasing flood risk within the locality.

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. They are considered sufficient to satisfy the requirements of the condition and the details are in general accordance with policies CS5 and 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.

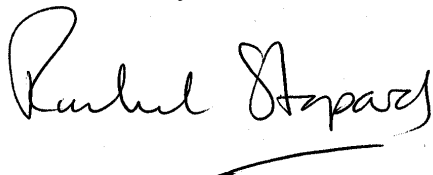
- 2 All of the pre-commencement conditions from the parent permission have now been discharged.

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



Rachel Stopard
Director of Culture & Environment