

Ms Kate Falconer Hall  
Montagu Evans  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2016/2463/P**  
Please ask for: **Seonaid Carr**  
Telephone: 020 7974 **2766**

12 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**King's College London former Hampstead Residence  
Kidderpore Avenue  
London  
NW3 7SU**

Proposal:

Details of drainage strategy and rainwater recycling required by conditions 26 and 36 of planning permission 2015/3936/P dated 06/04/2016 (for development of the site to provide 156 residential units including works of demolition, basement excavation, new build, tree removal and associated works).

Drawing Nos: Surface Water Drainage Maintenance Statement by Tully De Ath dated 30th September 2015, SINC Management and Education Plan by The Ecology Consultancy dated 04 August 2016, 9300-DRG-DE017 Rev 01 and 9300-DRG-PE007 Rev P01.

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for granting approval of details:



Condition 26: The applicant has provided a maintenance plans for the sustainable drainage system which was approved as part of the parent application (2015/3936/P), the plan notes each of the relevant part of the drainage system and outlines how this would be managed in the future. Such a plan would ensure a reduction in the rate in surface water run-off from the buildings and limit the impact on the storm-water drainage system. The details provided are considered sufficient for the approval of condition 26.

Condition 36: The applicant has provided the SINC management plan which is requested as part of the Section 106 legal agreement. Paragraphs 7.17 and 7.18 note the rainwater harvesting system to be used for the site, this includes irrigating landscaped areas via a number of water butts and self-irrigating planting beds. It is considered the level of detail provided is sufficient for the approval of condition 36.

The Council's sustainably and nature conservation officers have reviewed the information submitted and consider it satisfactory for the approval of condition 26 and 36.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed buildings or their setting or any features of special architectural or historic interest which it possesses. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The details provided 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.

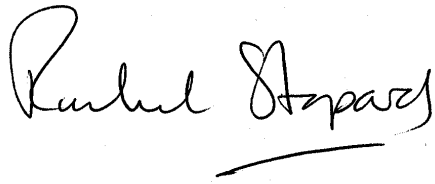
- 2 You are reminded that conditions 5-12, 14, 19, 21, 23, 24, 25, 27, 28, 30-32, 34-35, 38, of planning permission 2015/3936/P are outstanding and require details to be submitted and approved.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities