

Michael Brown
My Construction
Unit 5, Sayer House
Oxgate Lane
LONDON
NW2 7JN

Application Ref: **2016/2629/P**
Please ask for: **Rachel English**
Telephone: 020 7974 **1343**

18 May 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**29 -30 Lyndhurst Road
London
NW3 5PB**

Proposal: Details required by condition 7 (drainage) of planning permission 2011/0174/P granted on 09/03/2011 as amended by minor material amendment 2017/0824/P granted on 15th May 2017, for the remodelling of 2 semi-detached properties with extensions to front, rear & basement. (Retrospective)

Drawing Nos: 1799-A, 2001, LS-1000A, ABD02C-245-2016, ABD01D-245-2016, London Drainage Facilities commentary dated 13/04/2016, cover letter from MY Construction and Carpentry Ltd dated 9th May 2016, letter from MY Construction and Carpentry Ltd dated 17th June 2016, Ground Investigation and Basement Impact Review Report dated May 2016, Magnapro Vortex Model pumping station specification and Trettec letter dated March 2016

The Council has considered your application and decided to grant permission



Informative(s):

1 Reason for discharging condition:

Condition 7 requires the submission of a detailed drainage plan showing mitigation of potential water build-up. Plans showing the drainage and pumping chambers have been submitted along with a Basement Impact Review Report dated May 2016 and Tree Report. The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the groundwater conditions, hydrology or level of flood risk in the immediate area.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such the details are in accordance with the requirements of policy CS13 (Tackling climate change through promoting higher environmental standards) of the London Borough of Camden Local Development Framework Core Strategy and policies DP23 (Water) and DP27 (Basements and lightwells) of the London Borough of Camden Local Development Framework Development Policies.

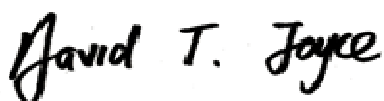
- 2 You are reminded that conditions 3 (details of landscaping) and 5 (tree protection details) of planning permission 2011/0174/P granted on 9 March 2011 as amended by 2017/0824/P granted on 15th May 2017 are outstanding and require details to be submitted and approved.
- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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



David Joyce
Director of Regeneration and Planning