

Mr Pawel Nawojczyk
SHH Architects
1 Vencourt Place
Ravenscourt Park
Hammersmith
London W6 9NU

Application Ref: **2017/2563/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17 Branch Hill
LONDON
NW3 7NA

Proposal:

Details of sustainable urban drainage system and impact piling required by conditions 9a & 12 of planning permission 2015/3377/P dated 27/04/2017 (for erection of part 2 and part 3 storey plus basement single family dwelling (following demolition of existing) with plant room, swimming pool)

Drawing Nos: Microdrainage calculations: Greenroof SE: 1in2+CC ; 1in30+CC; 1in100+CC; Greenroof SW: 1in2+CC; 1in30+CC; 1in100+CC; SuDS MAINTENANCE GUIDE; 055 rev T01; 011 rev T5; 012 T5; 002 T5; 003 T5; Letter to Adam Kaye from Thames Water dated 26 March 2017; 001 T5; Letter prepared by Engineers Haskins Robinson Waters dated 04 May 2017; 052 T01; 050 T02; Email from Cíaran Malik (Engineers Haskins Robinson Waters) dated 19/07/2017

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

Informative(s):

- 1 Reason for granting approval



The applicant has submitted Microdrainage calculations which show the attenuation tank has been designed to accommodate 40% climate change uplift. Rainwater Harvesting would be integrated into the tank design. The levels and arrangement of the rwps do not allow all the runoff to be directed into the attenuation tank, however, the previous development had unrestricted discharges into the receiving sewer and the new scheme provides an improvement both in terms of rate of discharge and reduction in volume due to the introduction of a substantial volume of storage 7cum introduced for rain water harvesting. A SUDS maintenance manual has been provided. The Council's sustainability officer has reviewed all the details for condition 9a and has agreed this part of condition 9 can be discharged.

The submitted pile layout confirm that the piling works would be undertaken outside of the 3m exclusion zone as measured from the face of the piles to the face of the sewer. Thames Water have reviewed the documentation provided and have agreed the discharge of condition 9a and 12. An informative would be included to remind the applicant of the details agreed with Thames Water.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is 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.

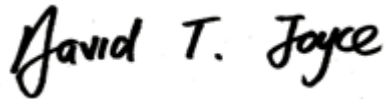
- 2 You are reminded that conditions 3 (Detailed drawings, or samples of materials) 10 (bio-diverse green roof) and 11 (internal water use) of planning permission granted on 27/04/2017 ref: 2015/3377/P are outstanding and require details to be submitted and approved.
- 3 You are reminded that the following has been agreed with Thames Water:
 - 1."Real-Time" vibration monitoring is required throughout the construction and demolition phase. The monitoring proposal is to allow for monitor installations as close to the sewer alignment as possible, with trigger levels set as follows:-
 - o Amber Trigger - 5mm/s PPV (reportable to Thames Water);
 - o Red Trigger - 10mm/s PPV (reportable to Thames Water and work stops until risk is mitigated).
 - 2.Undertake sewer diversion works before any demolition or construction works are undertaken.
 - 3.Application for a build close agreement with Thames Water where works are to be undertaken within the 3m exclusion zone.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning