

Mr Jon Evans
Metropolitan Development
Consultancy
66 Bickenhall Mansions
Bickenhall Street
London
W1U 6BS

Application Ref: **2017/4696/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

25 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1
27 Aberdare Gardens
London
NW6 3AJ

Proposal:

Details of sustainable urban drainage system as required by condition 4 of planning permission 2015/0483/P dated 26/06/2015 for the excavation of a single storey basement extension, single storey rear extension, and single storey rear outbuilding.

Drawing Nos: Sustainable Urban Drainage System Report - SuDSmart Pro Ref. 66345R1 (prepared by GeoSmart Information; dated 2017/08/2015).

The Council has considered your application and decided to grant permission subject to the following:

Informative(s):

- 1 Reason for granting permission:



The proposal seeks to discharge condition 4 of planning permission 2015/0483/P, dated 26/06/2015. Condition 4 required details demonstrating that the sustainable urban drainage system to be utilised shall reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy requirements.

Submitted information confirms that the system to be installed would limit outflow rates to the sewer to 1 l/s via an orifice control. This would ensure that the proposed system would accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change. The Council's Sustainability Officer has confirmed that the submitted information is satisfactory and compliant with the Council's requirements. The information is considered sufficient to discharge the condition.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, A5, CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 5 (green roof), 6 (chartered engineer), 8 (cycle storage) and 11 (replacement tree planting and landscaping) remain outstanding.

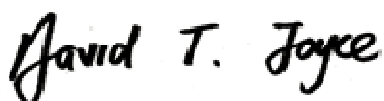
Application references 2017/4148/P (condition 6) and 2017/4149/P (condition 8) are currently pending determination.

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