



Development Management  
Supporting Communities  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
London  
N1C 4AG

**VIA PLANNING PORTAL**

07 September 2018

Dear Ms Constantinescu,

**RE: Conditions 13, 14 and 21 of Planning Ref: 2015/7025/P - 6 Nutley Terrace**

Permission was granted under Ref: 2015/7025/P (01-03-2017) for:

*Erection of 2 x three storey plus basement single-family dwellinghouses (Class C3), new crossover and associated landscaping (following demolition of existing dwellinghouse) [Resubmission of approved application 2012/2632/P]*

**Condition 13**

Condition 13 of the Permission requires that:

*Prior to commencement of development details of a sustainable urban drainage system (SUDs) shall be submitted to and approved in writing by the local planning authority. The approved system shall be implemented as part of the development prior to first occupation and thereafter retained and maintained.*

Comment: Relevant details of the proposed sustainable urban drainage system have been submitted through Planning Portal. To satisfy this condition, surface water discharge rates from 6A and 6B Nutley Terrace would be restricted to 50% of the existing runoff rate (calculated as 6l/s using Equation 24.5 from Ciria SuDs Manual C753 (50mm/hr rainfall intensity)). This gives a proposed surface water discharge rate of 3l/s for the overall site which will be split to 1.5l/s from each property, it is to be noted that this is the lowest possible flow rate that can be achieved without a high risk of blockage.

#### **Condition 14**

Condition 14 of the Permission requires that:

*The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

Comment: A letter confirming the appointment of a suitably qualified engineer and their responsibilities has been submitted through Planning Portal which accords with the requirements set out within the Local Plan (2017) and planning guidance.

#### **Condition 21**

Condition 21 of the Permission requires that:

Prior to commencement of development, full details of a lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes plus a lux level contour plan which should extend outwards to incremental levels of zero lux. The lighting strategy should seek to minimise impact on bats and ensure no light spill outside of the site boundaries.

Comment: Details of the proposed external lighting strategy has been submitted through Planning Portal. The submitted information provides details of potential lightspill and confirms the proposed external lighting is unlikely to harm local biodiversity.

We trust this information is sufficient to approve details required by Condition 12, 14 and 21. Do not hesitate to get in touch should you have any queries.

Yours sincerely,

Zenab Haji-Ismail MRICS  
Consultant  
**Orcadian Planning**