

Application ref: 2018/4521/P
Contact: Jonathan McClue
Tel: 020 7974 4908
Date: 18 October 2018

Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London NW1 2PL

Proposal: Discharge of Part A of Condition 32 (SuDs) of 2018/0663/P dated 02/07/2018 (Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works).

Drawing Nos: Surface Water Disposal Strategy Revision 03 dated August 2018.

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

Informative(s):

1 Reasons for approving the details:

A Surface Water Disposal Strategy has been submitted to discharge condition 32 part A.

The Council's Sustainability Officer has reviewed the details and confirmed that the condition can be partially discharged in terms of part A, which requires pre-commencement details. Part B, requiring evidence of the sustainable drainage

system, will need to be discharged prior to the occupation of the development.

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 proposed details have demonstrated that the development would adequately reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

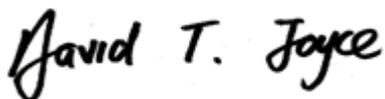
- 2 You are reminded that conditions 3 (details); 5 (screening); 6 (landscaping); 8 (trees); 13 (waste); 14 (cycle parking); 18 (waste); 20 (contamination); 21 and 22 (sound insulation); 23 (plant); 26 (biodiversity); 27 (lighting statement); 28 (solar panels); 29 (green roof); 31 (mechanical ventilation); 32(part B) (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 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



David Joyce
Director of Regeneration and Planning