

Application ref: 2018/6307/P
Contact: Laura Hazelton
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Development Management
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RPS
140 London Wall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

59 Maresfield Gardens
London
NW3 5TE

Proposal:

Details of a sustainable urban site drainage system (SUDs) required by condition 7 of planning permission granted on 26/08/2016 under reference 2015/3506/P for the erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling.

Drawing Nos: Technical Notes prepared by Elliott Wood dated 18.10.2018 and 14/05/2019.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission:

Condition 7 required details of a sustainable urban site drainage system (SUDs) based on a 1:100 year event with 30% provision for climate change demonstrating greenfield levels of runoff. The applicant has submitted a Technical Note which demonstrates that restricting the Greenfield run-off rates

for the 1:1yr , 1:30yr and 1:100yr to 0.1l/s, 0.2l/s, 0.3l/s would be impractical due to the size of the orifices and the impact on maintenance. As such, a minimum discharge rate of 2.5l/s has been adopted.

The implementation of SuDS is very limited on the project due to the compact and constrained nature of the site, however the inclusion of a surface water attenuation tank and permeable paving has been included within the proposal.

Following the submission of additional information clarifying the proposed measures, the Council's Sustainability Officer has confirmed the submitted details are sufficient to discharge condition 7.

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 building, on the character of the conservation area or on neighbouring amenity.

As such, the submitted details are considered acceptable and are in 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 (samples of materials), and 15 (evidence of internal water use) of planning permission granted on 26 August 2016 (reference 2015/3506/P) are outstanding and require details to be submitted and approved.

Details relating to condition 4 (hard and soft landscaping) have been submitted and are currently under consideration.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer