

Application ref: 2019/1212/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 28 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

5d architects Ltd
764 Finchley Road
London
NW11 7TH
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

16 Rosecroft Avenue
London
NW3 7QB

Proposal: Details of a drainage strategy required by condition 8 of planning permission 2018/3211/P granted 01/04/2019 for (Excavation for a basement extension under the footprint of the building with front and rear light-wells, erection of a single storey wraparound extension, reduced the width of the existing two-storey side extension and minor alterations to the external façade/fenestration to the rear elevation.

Drawing Nos: JFC Hydro-Valve Installation Instruction, Appendix 5 Attenuation of Additional Surface Water commissioned by Vincent & Rymill no date and Figure 6 REV2.

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

Informative(s):

1 Reasons for approving details:

Condition 8 requires details of a drainage strategy to be submitted and approved prior to the commencement of the development. The details were required to mitigate against the water discharge at 1 l/s which is low and therefore has the potential for blockage. The agent has submitted technical details of the proposed Hydro-Valve system that would be installed. The

submitted information indicates that JFC Hydro-Valves would be fitted with a bypass facility which is located on the side of the mounting box. This bypass is downstream of the controlling orifice of the Hydro-Valve and is operated by a pull cable. Therefore, in the event of a blockage, the bypass can be operated and the system can be drained. The submitted information was assessed by the Council's Sustainability Officer who has confirmed that sufficient detail has been submitted and condition 8 can be discharged.

As such, the details meet the aims of condition 8 and would be in compliance with the requirements of policies A5, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2018/3211/P granted on 01.04.2019 which need details to be submitted, have been approved.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer