

7 June 2019
Condition 10 covering letter.docx



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Dear Sir / Madam,

SUBMISSION OF APPLICATION TO DISCHARGE CONDITION 10 OF PLANNING PERMISSION 2016/4931/P AT 62 AVENUE ROAD NW8 6HT.

We have been instructed by our client to submit an application to discharge condition 10 of planning permission 2016/4931/P granted on 15 March 2017 for the following development:

“Erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse”.

This application seeks to discharge the following condition:

Condition 10

Prior to commencement of development details of the sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such as the system should be designed to accommodate all storms up to and including a 1:100 years storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate maximum run-off of 5 litres per second [as detailed within the Surface Water Drainage Strategy by Jose Tenedor of Ambiental Technical Solutions Ltd., and dated December 2016]. The system shall include rainwater harvesting, bio-retention and attenuation tank storage. Details provided shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.

Reason: to 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 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.

Accordingly please find the following information which accompanies this discharge of condition application:

- Below Ground Drainage – Ground Floor Level prepared by Michael Barclay Partnership
- SuDs Maintenance Guide and Owner’s Manual prepared by Michael Barclay Partnership

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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The application is being submitted via the planning portal, under the planning portal reference number PP-07875899. The required application fee will be paid via the Planning Portal.

I trust that the information is sufficient to discharge condition 10 of planning permission 2016/4931/P. However, should you require further information, please do not hesitate to contact me at any time on the details above or my colleague Liz Shannon on 020 7535 2991 or liz.shannon@savills.com.

Yours sincerely

A handwritten signature in black ink, appearing to read "Katie Hale". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Katie Hale
Associate Director