

Application ref: 2019/2668/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 25 September 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

Montagu Evans
5 Bolton Street
London
W1J 8BA
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
44-44A
Gloucester Avenue
LONDON
NW1 8JD

Proposal:

Details of evidence of SUDS implementation required by condition 13 of planning permission 2015/1243/P dated 30/11/2015 (for demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works).

Drawing Nos: Proposed Below Ground Drainage Ground Floor - North, Dwg no. 5010 C4 / ElliottWood / 14 May 2019 (Final Construction Drawing); Polystorm System - Recommended Installation Details / Polypipe / 24 June 2014; Design Data - Hydro-Brake® Optimum / Hydro International / Date not specified; Letter (Re ; 44 Gloucester Avenue, NW1 8JD) / WOC Construction Ltd. / Date not specified; Site photos of the Flow Control Device / No Date; Site photos of Construction of cellular attenuation feature; Specification for Below Ground Drainage Works, Rev. C2 / ElliotWood / May 2019; Drainage Typical Details 211593 D5200, Ref; 211593-C2 / Elliottwood / May 2019

Informative(s):

1 Reason for granting permission

A note provided on the drainage layout plan (Drawing no. 5010) identifies that a Hydrobrake Optimum Vortex Control device has been installed within manhole SW06 which is then connected to an existing backdrop. The hydrobrake has a design flow of 5.0L/s with a head of 0.8m. Photographs of the installation have been provided.

It is also indicated on the drainage layout plan (Drawing no. 5010) that the geocellular attenuation crates are wrapped in an impermeable membrane with a volume of 45m³. W O'Connor Construction have confirmed that the crates have been installed and tested in accordance with the manufacturer's requirements.

The submitted details demonstrate that the sustainable drainage system would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received and duly considered prior to making this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance 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 advised that details submitted for conditions 4 (cycle store) and 16 (refuse and cycle stores), relating to planning permission 2015/1243/P dated 30/11/2015, 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer