

Application ref: 2019/3296/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Date: 16 October 2019

Development Management
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Boyer Planning
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**10 Downside Crescent
London
NW3 2AP**

Proposal: Details of Chartered Engineer required by condition 4 and details of Sustainable Urban Drainage System required by Condition 7 of Planning permission 2018/2615/P dated 05/04/2019 for the Erection of a single storey rear extension and removal of rear chimney breast; excavation of single storey basement with 2 x rear lightwells; and alterations to front driveway and boundary walls.

Drawing Nos: PA-05 Rev 00, PA-07 Rev 00, PA-08 Rev 00, 358-ASY-037, Rainwater Harvesting Tank specification, Aquasafe Alarm, Letter from rodreguiessassociates dated April, 2019.

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

Informative(s):

- 1 Condition 4 States that Prior to commencement of development Basement - approved engineer a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body.

Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

A letter from rodriguesassociates dated 16th April 2019 was submitted as part of this application. The letter states that Mr Mervyn Rodrigues of the company is the appointed Chartered Engineer for the this projection. Details provided was verified on the institute of Structural Engineer's membership and confirms their responsibilities and so is considered acceptable.

On this basis, details submitted in order to discharge the condition are considered acceptable. As such, the proposed details are in general accordance with policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 2 Condition 7 states that prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. The system shall be implemented as part of the development and thereafter retained and maintained.

Full details for the rainwater harvesting system have been provided in the manufacturer's specifications contained within a Letter from GEA. The SUDs officer consider a 4m³ (i.e. 5.2m² x 0.76m deep) tank has been modelled in MicroDrainage and the calculations show the maximum volume of attenuation required is 2.7m³; the tank is of sufficient size to attenuate runoff from the 1 in 100 year + 40% CC event.

On this basis, details submitted in order to discharge the condition are considered acceptable. As such, the proposed details are in general accordance with policies CC1, CC2, C3 of the London Borough of Camden Local Plan 2017.

- 3 You are advised that the following conditions of 2018/2615/P dated 05/04/2019 require the submission of details and must be approved before the development commencing: Tree protection (Condition 6)

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer