

Application ref: 2019/2963/P  
Contact: Kate Henry  
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Date: 6 November 2019

**Development Management**  
Regeneration and Planning  
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Savills  
33 Margaret Street  
London  
W1G 0JD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**62 Avenue Road**  
**London**  
**NW8 6HT**

Proposal:  
Details of SUDS required by condition 10 of planning permission 2016/4931/P, dated 15/03/2017 (for: replacement dwelling)

Drawing Nos: MBP/7764/500 - P4; Attenuation calculations, dated July 2019; SUDS Maintenance Guide and Owner's Manual

The Council has considered your application and decided to approve the details.

Informative(s):

#### 1 Reasons for granting

This application seeks to discharge condition 10 of planning permission 2016/4931/P, dated 15/03/2017 (for: replacement dwelling).

Condition 10 requires that, prior to the commencement of development, details of the sustainable urban drainage system are submitted for approval. The condition notes that the system should be designed to accommodate all storms

up to and including a 1:100 year 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 should demonstrate a maximum run-off rate of 5 litres per second (as detailed in the documents provided with the original application). The system should also include rainwater harvesting, bioretention and attenuation tank storage and the details provided should include a lifetime maintenance plan, which should thereafter be complied with.

The applicant has provided a covering letter, a below ground drainage ground floor level plan, attenuation calculations and a SUDS maintenance guide and owner's manual. Additional and revised details have been provided during the course of the application in response to comments from Council Sustainability Officers. The details are now considered to be acceptable such that the condition can be discharged.

The proposed development is in general 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 advised that all conditions relating to planning permission 2016/4931/P, dated 15/03/2017 (as amended by planning permission reference 2019/3045/P, dated 18/10/2019) which need details to be submitted prior to the commencement of development have now been discharged.

Condition 3 (materials) and condition 6 (noise levels) still require details to be submitted and approved at the relevant time.

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