

Application ref: 2019/4564/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 26 November 2019

Development Management
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SHH Architects
1 Vencourt Place
Ravenscourt Park
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
17 Branch Hill
London
NW3 7NA

Proposal:

Details of SUDS evidence and water usage required by conditions 9B and 11 of planning permission 2015/3377/P dated 27/04/2017 (for erection of part 2 and part 3 storey plus basement single family dwelling (following demolition of existing) with plant room, swimming pool (including air handling unit) and 5 condenser units).

Drawing Nos: SuDS MAINTENANCE GUIDE; Survey of drainage prepared by Pinpoint Drainage Services Ltd dated 24 July 2019; Letter from MY Construction and Carpentry Limited; Twin Earth Water Efficiency Calculation; Stroma certification WAT 1 Calculator dated 08/05/2017; Photographs of attenuator tank

Informative(s):

1 Reason for granting permission

A water calculation certification has been submitted which details the various installations (e.g. dishwasher, shower etc...) and confirms that the maximum internal water use would be less the 105 litres per person per day with 5 litres for external water use. The details demonstrate that the development would contribute to minimising the need for further water infrastructure in this area.

Evidence for the installation of the SuDS includes photographs of the cellular storage tank before it was buried, CCTV survey report and video of the SudS in situ. The details would ensure that the rate of surface water run-off from the buildings is reduced and the impact on the storm-water drainage system would be limited.

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 all conditions relating to planning permission granted on 27/04/2017 ref: 2015/3377/P 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer