

Application ref: 2019/5925/P  
Contact: Gavin Sexton  
Tel: 020 7974 3231  
Date: 18 February 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

GMA Architecture Ltd  
UK House  
82 Heath Road  
Twickenham  
TW1 4BW

Dear Sir/Madam

### **G sDECISION**

Town and Country Planning Act 1990 (as amended)

#### **Approval of Details Granted**

Address:

**22 Lancaster Grove  
London  
NW3 4PB**

Proposal:

Details of a Sustainable Urban Drainage system as required by condition 14 of planning permission reference 2015/6106/P (dated 29/03/2017) for demolition and replacement of the dwellinghouse, as amended by planning reference 2018/4896/P (dated 9 sept 2019).

Drawing Nos: Drainage calculations 29th July 2019; Drainage plans : 1706/D01 (pool level), 1706/D03A revP1 (ground floor drainage sheet 1), 1706/D03B (ground floor drainage sheet 2); Completed SUDs pro-forma. Extract from CIRIA SUDs manual for maintenance.

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

Informative(s):

- 1 Condition 14 requires details of a sustainable urban drainage system, based on demonstrating 50% attenuation of all runoff, to be submitted for approval prior to commencement of works on site.

In response to comments from the sustainability officer, the original submission

was supplemented by a completed SuDS proforma and an engineer's commentary which sets out further details of the attenuation arrangements, which are based on 37m<sup>3</sup> of attenuation tanks. Although the submission does not demonstrate how the SUDs hierarchy has been applied to the site, given the fact that this is a single family dwelling and the proposed 5.0l/s discharge reduces the current 1:1yr event by 75%, the proposals are acceptable.

The submitted details meet the requirements of policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan June 2017, and are acceptable to discharge the condition.

- 2 You are reminded that conditions 6 (cycle storage), 9 (landscaping) and 14 (photovoltaic cells) all require details to be submitted and approved before commencement of above ground work. Condition 4 (materials) requires details to be submitted for approval prior to the relevant works.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer