

Application ref: 2019/2827/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 25 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
www.camden.gov.uk/planning

Studio 136 Architects Ltd
6 The Broadway
Wembley
Middlesex
HA9 8JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**58 Mill Lane
London
NW6 1NJ**

Proposal: Details of SUDs and waste storage required by conditions 5 and 6 of permission 2016/6714/P dated 02/06/2017 (Change of use at basement level from retail (Class A1) to provide 1 residential (Class C3) unit (1 x 3 bed), enlargement of existing front light well, single storey rear extension at lower ground floor level and installation of rear roof light at ground floor level and new double mansard to create additional bedroom to top floor flat).

Drawing Nos: Surface water runoff (SuDS) Strategy ref QFRA 1392 11/12/2019, ST_14_58MIL_001 F, ST_14_58MIL_002 F

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

Informative(s):

1 Reason for approval of details

Condition 5 requires full details of the proposed sustainable drainage system, including maintenance plan, to be submitted and approved. The submitted Surface Runoff (SUDS) Strategy demonstrates the method used for sizing the rainwater harvesting tank the same used as that in the Rainwater Harvesting code of practice BS 8515 ed. 2012. The proposed rainwater would have a 300 litre capacity which is considered sufficient to deal with surface run off at the

site. Furthermore, the submitted strategy includes a maintenance plan for the drainage system which demonstrates the measures that will be taken by the owner to maintain the water tank including regular cleaning and an inspection every year to identify any cracks/leaks. The details submitted are therefore considered sufficient to discharge condition 5.

Condition 6 requires details of waste storage and removal to be approved. Given the location of the proposed unit, on a high street beneath a ground floor commercial premises, all food and recycling would be collected on a daily basis from the front on of the site (in line with Council's waste collection service). Any other household waste would be kept in the kitchen of the approved unit and collected on a fortnightly basis. The submitted details are therefore considered sufficient to discharge condition 6.

The full impact of the proposed development has already been assessed. As such, the submitted details are in general accordance with policies CC1, CC3, CC4, CC5, A1, A4 and C1 of the Camden Local Plan 2017.

- 2 You are reminded that condition 7 of planning permission 2016/6714/P dated 02/06/2017 is outstanding and requires details to be submitted and 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 written over a faint circular stamp.

Daniel Pope
Chief Planning Officer