

Application ref: 2020/1472/P  
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Date: 21 August 2020

**Development Management**  
Regeneration and Planning  
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Gibberd Limited  
Frederick Gibberd Partnership  
117-121 Curtain Road  
LONDON  
EC2A 3AD  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**Cambridge House**  
**373-375**  
**Euston Road**  
**London**  
**NW1 3AR**

Proposal:  
Details of SuDs required by condition 24 (SuDs) of planning permission ref 2017/7079/P dated 13/02/2019 for: Change of use from offices and car showroom to education uses D1) and associated works (including refurbishment, a two storey extension, lowering of basement and creation of a terrace)

Drawing Nos: 19-011-M-52-99-001 Rev C8; 19-011-M-52-00-001 Rev C7; 19-011-M-52-01-001 Rev C8; 19-011-M-52-02-001 Rev C8; 19-011-M-52-03-001 Rev C7; 19-011-M-52-04-001 C7; 19-011-M-52-05-001 Rev C6; 19-011-M-52-05M-001 Rev C6; 19-011-M-52-RF-001 Rev C3; 218412-C-900 Rev C5.

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

Informative(s):

#### **1 Reasons for approving the details:**

Details of the basement drainage layout, which has been implemented, and an M+E drainage pack have been submitted to discharge the condition.

The applicant has submitted sufficient evidence to show that all SuDs options were considered and that the only viable option has been installed. It is noted that this scheme is not a new-build, it is a refurbishment with a minor extension. Details of a green/blue roof have been discharged under a separate condition and officers consider that the scheme has maximised the limited amount of flat roof space available in the scheme.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details have demonstrated that the development would adequately reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan June 2017.

- 2 You are reminded that conditions 8 (cycle parking), 17 (Sound insulation), 21 (mechanical ventilation) of planning permission 2017/7079/P dated 13/02/2019 are outstanding and require 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



Daniel Pope  
Director of Economy, Regeneration and Investment