

Application ref: 2020/4932/P  
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Date: 23 February 2021

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Quod  
13-17 Broadwick Street  
London  
W1F 0DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park containing existing TRA Hall and garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages.**

Proposal:

Details of SUDS required by condition 7 of planning permission ref 2014/5840/P dated 31/5/15 (as amended by 2015/6696/P and 2019/4998/P) (for Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace).

Drawing Nos: MPR-RAS-ALL-XX-IE-CIV-000251 - P04; MPR-RAS-ALL-XX-IE-CIV-000250 - P05; Microdrainage calculations (Results for 30 minute 100 year Winter storm) for Aspen Court & Villas; Microdrainage calculations (Results for 30 minute 100 year Winter storm) for Grafton Terrace; Microdrainage calculations (Results for 60 minute 100 year Winter storm) for Aspen Court & Villas; Microdrainage calculations (Results for 360 minute 100 year Winter storm) for Aspen Court & Villas; Microdrainage calculations (Results for 60 minute 100 year Winter storm) for Grafton Terrace; Microdrainage calculations (Results for 360 minute 100 year Winter storm) for Grafton Terrace;

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The submission includes micro-drainage calculations for Aspen Court, Aspen Villas and Grafton Terrace as well as a drainage layout for these sites. Whilst the attenuation volume is smaller than estimated in the original drainage strategy, the proposed discharge rates would nevertheless reduce the runoff to less than the estimated 50% runoff rates (48.9l/s for Aspen and 15.6l/s for Grafton), which meets the requirements of the condition. The details have been reviewed by the Council's Sustainability officer and considered acceptable. The submitted details demonstrate that the rate of surface water run-off from the buildings would be reduced and the impact on the storm-water drainage system would be limited.

The planning and appeal history of the site has been taken into account when coming to this decision.

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 with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 8 (ground investigation for MUGA), 8 (contaminated land - verification report), 14 (Cycle storage), 17 (part c - material samples), 20 (parking management plan), 21 (Home Quality Mark - post completion certificate), 31 (Energy Efficiency and renewables plan - post construction review) 35 (acoustic verification report), 36 (Internal noise levels), 37 (Music from TRA Hall), 38 (sound limiter), 40 (Wheelchair accessible units) and 41 (Wheelchair adaptable units) of planning permission granted on 31/3/15 ref: 2014/5840/P are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 10 (hard and soft landscaping) and 4 (facing brickwork) and these are currently being assessed.

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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer