

Application ref: 2021/4114/P  
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**Development Management**  
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11th Floor, 1 Angel Court  
London  
London  
EC2R 7HJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**156 West End Lane  
London  
NW6 1SD**

Proposal:

Water supply impact study required by condition 18 of planning permission 2019/4140/P (dated 14th July 2021) which itself varied conditions 2, 9, 33, 44 and 46 of planning permission 2015/6455/P dated 23rd June 2017 for: Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys (summary).

Drawing Nos: Thames Water New water connection quote dated 14 June 2021, Email from Thames Water dated 19 August 2021, Thames Water point of entry plan dated 14 June 2021.

The Council has considered your application and decided to grant permission.

Informative(s):

#### **1 Reasons for granting permission**

Condition 18 required the submission of studies of the existing water supply infrastructure to determine the magnitude of any new additional capacity

required in the system and a suitable connection point in consultation with Thames Water.

The applicant has submitted details of a new water connection quote from Thames Water, a Thames Water Point of Entry Plan, and confirmation from Thames Water that capacity has been approved for the new connections at the application site, and as such, the application can be discharged.

Thames Water were also consulted by the Council and confirmed that condition 18 can be discharged.

The full impact of the proposed development has already been assessed. No responses were received prior to determination.

As such, the submitted details are sufficient to ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand and are in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2)), 11 (lighting strategy), 15 (details of hard and soft landscaping), 24 (evidence of water use), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) and 47 (Fire statement) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 3 (proposed slab levels), 13 (details of living roofs), 14 (details of bird and bat boxes), 17 (piling method statement), and 35 (building vibration details), and are under consideration.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer