

Application ref: 2021/1003/P
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Date: 30 September 2021

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Walters Consultancy Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
19 Well Road
London
NW3 1LH

Proposal:

Details of conditions 4 (tree protection), 5 (landscaping), 7(chartered engineer) and 9 (SUDS) of planning permission ref 2018/6349/P dated 22/09/2020 (as amended by 2020/5502/P dated 6/5/21) for 'Extension to existing basement under front garden, including 2x lightwells'.

Drawing Nos: Ground Investigation Report Rev.1 by Soiltechnics dated 30th Nov 2018; London Sustainable Drainage Proforma; Drainage Maintenance Schedule by Eckersley O'Callaghan dated June 2021; letter from Eckersley O'Callaghan Ltd dated 29/4/21; discharge report by Eckersley O'Callaghan dated 11/3/21; Supplementary Report to Discharge Condition 9 by Eckersley O'Callaghan dated July 2021; email from Walters Consultancy Ltd dated 18/8/21; email from Walters Consultancy Ltd dated 6/9/21; WEL-EOC-V1-00-DR-S-5020 Rev.T1; Arboricultural Survey (BS5837:2012) & Impact Assessment by Marcus Foster dated 5/12/18; T004; drawing no.2 and drawing no.3.

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

Informative(s):

- 1 Reason for granting consent:

For Condition 4 the Council's Trees Team have assessed the details and the tree protection plan and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development. It is considered that the development will not have an adverse effect on existing trees and will maintain the character and amenity of the area.

Condition 5 requires details of hard and soft landscaping and means of enclosure (boundary treatments) of all un-built, open areas. The Council's Trees Team have assessed the details and found the proposed landscaping acceptable and the replacement of the artificial grass with real grass is welcomed. It is considered that the details safeguards the interests of ecological value and visual amenity

Condition 7 requires details of the basement engineer's relevant qualifications. The application is supported by a copy of letter of appointment for Eckersley O'Callaghan Ltd to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration and confirmation that the basement engineer is a Chartered Structural Engineer.

Condition 9 requires details of the sustainable urban drainage system (SUDS). A maintenance schedule, consideration of the London Plan drainage hierarchy including justification for the selected drainage strategy features on the proposed development and the safe management of flows in excess of a 1 in 100 year rainfall event through exceedance routes that minimise the risks to people and property in line with the non-statutory technical standards for sustainable drainage system were included in a revised SuDs report. The details have been assessed by the Council's Sustainability Team which found them acceptable. It is considered that the details will reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

Given the above conditions 4, 5, 7 and 9 can be discharged.

As such the details are in general accordance with policies A3, A5, D1, D2, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017 and policies BA1, NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.

- 2 You are advised that all conditions relating to planning permission ref. 2018/6349/P dated 22/09/2020 (as amended by 2020/5502/P dated 6/5/21) which need details to be submitted, have been 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 2021.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer