

Application ref: 2021/2886/P
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Mr Shahil Kotecha
123 Goldhurst Terrace
Flat 1
London
NW6 3EX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 1

123 Goldhurst Terrace

London

NW6 3EX

Proposal: Details of basement engineer and measures to reduce water runoff as required by conditions 4 and 5 respectively of planning permission 2020/0293/P (granted 23/12/2020).

Drawing Nos and Supporting Documents:

Condition 4: Letter from Philip Isaacs (Simple Works) dated 11/05/21;

Condition 5: SUDS Report by Nimbus Engineering consultants (Doc No C2554-R1-REVB); Drawing C2554-02 rev A (Surface water network & SUDs details); C2554-01 rev B (Surface water network & suds layout plan).

The Council has considered your application and decided to approve the details required by condition.

Informative(s):

- 1 Condition 4 requires details of the engagement of a suitably qualified chartered engineer to inspect, approve and monitor the critical elements of both permanent and temporary basement construction. The submitted letter from Simple Works confirms responsibility for an enhanced monitoring role to ensure compliance with Simple Works drawings and specification for the basement works. The details of

the role and appointment are acceptable in terms of policy A5 of the Local Plan..

Condition 5 requires details of how the development would minimise water consumption, pressure on the combined sewer network and risk of flooding. The submitted SUDs report and supporting drawings demonstrate that permeable paving would be installed for new uncovered hard surfaces (rear patio area).

The surface water runoff from the site would be held within the upstream manholes and pumping station within the lower ground floor pumping station. The submitted calculations (Appendix A of Suds report) indicate that the storage volume of 1.43m³ within the pumping station and the upstream chambers would be sufficient to reduce the discharge rate to 1.0 l/s for the 1:100 year storm + 40% climate change. A maintenance plan has been submitted with approximate frequencies and homeowner to oversee all tasks, with an alarm provided to notify the owner of issues. A wall-mounted rainwater harvesting system has been confirmed and shown on the revised plans. The proposals demonstrate measures required to address condition 5 in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that no further conditions attached to planning permission 2020/0293/P require further details to be submitted for approval.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer