

Application ref: 2021/2774/P  
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Date: 23 March 2022

**Development Management**  
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Domus Architects and Project Managers Ltd  
Rex House  
354 Ballards Lane  
London  
N12 0DD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**62 Hillfield Road**  
**London**  
**NW6 1QA**

Proposal: Details pursuant to conditions 4 (landscaping), 5 (cycle storage) and 8 (SUDS) of planning permission ref. 2019/0682/P (dated 11/10/2019) for Erection of two storey 2-bed dwelling house (Class C3) fronting Mill Lane following demolition of existing single storey garage building.

Drawing Nos: Proposed SuDS Strategy Rev D dated March 2022, 2104369\_CON\_02 RevB.

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

Informative(s):

#### **1 Reasons for granting.**

The application seeks to discharge conditions 4, 5 and 8 of planning permission 2019/0682/P, dated 11/10/2019.

Documentation has been submitted detailing the various elements required by condition 4, regarding soft and hard landscaping and means of enclosure of open areas. The proposed materials would include permeable paving to assist

drainage, timber fencing and timber storage for bins and cycles, which are contextual and resilient. The proposed soft landscaping includes hedging at the rear boundary and coleus flower bed to front which is accepted. The submission would increase the biodiversity of the site and be in line with Local Plan policies and the Fortune Green West Hampstead Neighbourhood Plan.

In regard to condition 5, details were required for the secure and covered storage for 2 cycles on site. Details have been provided of secure, sheltered cycle storage to accommodate 3 cycles with a 1390(h) x 18400(w) x 690mm(d) timber structure to be located to the rear of the property. This would be sufficient in meeting the condition and requirements of policy T1 of the London Borough of Camden Local Plan 2017 and policy 8 of the Fortune Green West Hampstead Neighbourhood Plan 2015.

In regard to condition 8 a SuDS report has been submitted. As the discharge/run off rate is below 2L per sec, and the dwelling is in a flood risk zone, the report has been revised to clarify the necessary maintenance of the system, according to the CiRIA SuDS manual, to ensure this will still be operating well into the future. The building would also have a sedum roof across its whole flat roof, which would aid the drainage of the site. The revised SUDs report is now considered acceptable in reducing the rate of surface water run-off from buildings and limiting impact on the storm-water drainage system in accordance with policies CC1, CC3 and CC3 of the London Borough of Camden Local Plan 2017.

The full impact of the proposed development has already been assessed. The proposed details would ensure to support the biodiversity of the site, sustainable modes of transport and the adequate drainage of the site.

- 2 You are reminded that condition 3 relating to planning permission 2019/0682/P, dated 11/10/2019, is outstanding and requires 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 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