

Application ref: 2022/0616/P
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Date: 19 April 2022

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SHH Architects
1 Vencourt Place
Ravenscourt Park
W6 9NU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**81 Swain's Lane
London
N6 6PJ**

Proposal:

Details required by conditions 5 (hard and soft landscaping), 9 (archaeological scheme of investigation), 10 (historic building scheme of investigation), 12 (chartered engineer to oversee basement works) and 16 (sustainable urban drainage system) of planning permission 2018/5730/P dated 28/05/2020 (for various extensions and alterations including replacement rear extension and excavation works)

Drawing Nos: Letter from Alan Baxter Ltd.; Surface Water Drainage Proposals (ME7), dated 7.12.2021; Detailed design information (Kate Gould Gardens) (undated); Written Scheme of Investigation for Historic Building Recording (dated 01/01/2022); Written Scheme of Investigation for Archaeological Watching Brief (dated 31/01/2022); (828)005_PL01

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

Informative(s):

- 1 Reasons for granting approval-

Condition 5 requires the submission and approval of details of hard and soft

landscaping and means of enclosure of all un-built spaces, including details of at least 4 replacement trees. The landscaping details provided are considered to be of high quality and include a broad range of trees and plants, including many native species, that will enhance the biodiversity of the site. As such, the details are considered to be acceptable.

Condition 9 requires the submission and approval of a written scheme of investigation (WSI) relating to archaeology and condition 10 requires the submission and approval of a WSI relating to the historic building. The 2 WSIs have been reviewed by Historic England GLAAS and a Council's Conservation Officer respectively and they are considered to accord with relevant standards and guidance. The conditions can therefore be partially discharged. Conditions 9 and 10 will not be fully discharged until all works are complete, including any post-work assessment / analysis leading to publication.

Condition 12 requires the submission and approval of details of a suitably qualified chartered engineer to oversee the basement works. Alan Baxter Ltd has been appointed and Rory Dack and his director (unnamed) will be involved. Both are chartered members of the Institution of Structural Engineers (IStructE). The details are considered to be acceptable and in compliance with the criteria for basement works set out in the Council's CPG on Basements.

Condition 16 requires the submission and approval of details of a sustainable urban drainage system. The details include a retention tank, permeable areas, soakaways and infiltration trenches. The surface discharge flow rate to the sewer will be 62% reduced beyond the existing condition and caters for a 1:100 year event, with 30% provision for climate change. The details are considered to be acceptable.

The proposed development is thus in general accordance with Policies A2, A3, A5, D1, D2, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are advised that all pre-commencement conditions, relating to planning permission 2018/5730/P dated 28/05/2020, have been discharged. Condition 4 (detailed drawings / samples) still requires the submission and approval of details before the relevant part of work is begun.
- 3 The start date for the written scheme of investigation (WSI) for condition 9 should be communicated by the archaeological practice to Historic England GLAAS.

You are reminded that conditions 9 and 10 cannot be fully discharged until all the elements of Part B of the WSI have been fulfilled, including any post-excavation assessment/analysis leading to publication.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer