

Application ref: 2022/0212/P
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Date: 31 May 2022

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Knight Frank
55 Baker Street
London
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UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

7A, B, C
Bayham Street
London
NW10EY

Proposal:

Details required by condition 9 (SUDS) and 5 (waste storage) of permission 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022 (Demolition of existing office buildings (B1) and erection of 5 storey (plus two storey basement) building comprising mixed office (B1) and hotel (C1) use).

Drawing Nos: 1783 A-200 007 P1, 1783 A-100 100 P5, Meinhardt Letter dated 28/10/2021, Thames Water letters dated 11/04/2022, 28/04/2022 and 03/05/2022

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

Informative(s):

- 1 Condition 5 requires details of the location and design of waste storage and recycling to be submitted and approved.

The proposed bin store area would be located within the internal envelope of the building, as approved, and in accordance with the Council's supplementary guidance documents on commercial waste storage. The size of the bin store

would be sufficient for the number of occupants. Furthermore, the store would be set back from the front of the building by approximately 7m which would ensure its doors do not open out on to the street and would also ensure that staff moving the bins to the street for collection would not have to travel more than 10 metres. As such, the submitted waste storage and recycling details are considered sufficient to discharge the condition.

Condition 9 requires details of a sustainable urban drainage system to be submitted and approved.

The submitted details and follow up information relating to Thames Water consent, the maintenance of the system and exceedance flows have been reviewed by the Council's flood risk officer who is satisfied the proposals would reduce the rate of surface water run-off from the building and limit the impact on the storm-water drainage system. Condition 9 can therefore be discharged.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3 and CC5 of the London Borough of Camden Local Plan 2017.

- 2 Conditions 12, 13, 16, 17, 20 and 21 of planning permission 2018/3647/P dated 28/08/2020, as amended by 2020/5647/P dated 19/01/2022, have been submitted and are currently 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer