

Application ref: 2020/5762/P  
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Date: 14 June 2022

**Development Management**  
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The DHaus  
The DHaus Company LTD  
Unit 13 Old Dairy Court  
17 Crouch Hill  
London  
N4 4AP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**138-140**  
**Highgate Road**  
**London**  
**NW5 1PB**

#### **Proposal:**

Details of materials (Condition 3), landscaping (Condition 7), privacy screens (Condition 10), garden and balcony screening (Condition 11), water efficiency measures (Condition 13), water usage (Condition 14), PV details (Condition 28), air quality (Condition 29) and sustainable urban drainage (Condition 31) of 2018/1528/P dated 09/07/2019 (for: Demolition of petrol station and MOT centre at 138-140 Highgate Road and erection of a three storey terrace building to provide 6 x 4 bedroomed dwelling houses with gardens at lower ground, ground and upper ground levels together with associated landscaping).  
Drawing Nos: 0067\_SC\_DWS\_001; 0067\_SC\_DWS\_002-01; 0067\_SC\_DWS\_002-02; 0067\_SC\_DWS\_003; 0067\_SC\_DWS\_004; 0067\_SC\_DWS\_005; 0067\_SC\_DWS\_006; 0067\_SC\_DWS\_007; 0067\_SC\_DWS\_008; 0067\_SC\_DWS\_009; 0067\_SC\_DWS\_012\_01; 0067\_SC\_DWS\_012\_02; 0067\_SC\_DWS\_013; 0067\_SC\_DWS\_014; 0067\_SC\_DWS\_015; 0067\_SC\_DWS\_016; 0067\_SC\_DWS\_017; 0067\_SC\_DWS\_018; 0067\_SC\_DWS\_019; 0067\_CD\_RO\_400 rev 4; 0067\_PL\_010; 0067\_PL\_012; 0067\_PL\_GARDEN\_01; 0067\_PL\_COURTYARD\_01; 0067\_PL\_BALCONY\_01 rev 1; 0067\_LS\_001; 0067\_LS\_002; 0067\_LS\_003 rev 1; 0067\_LS\_004; 0067\_FL\_000; 0067\_FL\_B01; 0067\_FL\_B02; 0067\_ME\_B02 rev 3; 0067\_ME\_B01 rev 1; 0067\_CD\_EW\_103 rev 2; 0067\_CD\_EW\_120; 0067\_PL\_015 rev B; 0067\_ME\_B02 rev 1; 0067\_ME\_000 rev 2; 0067\_ME\_100; 0067\_ELE\_002\_EAST rev 5; 0067\_CD\_RO\_400 rev 4;

0067\_CD\_RO\_402; 0067\_CD\_RO\_403; 0067\_CD\_RO\_404 rev 0; 0067\_CD\_EW\_103 rev 2; 0067\_CD\_EW\_104 rev 2; Photo of facing brickwork\_Ibstock Bexhill Red Multi with Grey Pointing; D100 rev C2; D100 rev P1; D100 rev P2; D300 rev P1; SuDS Management and Maintenance Plan prepared by AMA Consulting Engineers dated 02/02/2022; Surface Water Hydraulic Calculations prepared by AMA Consulting Engineers dated 02/02/2022; Great London Authority London Sustainable Drainage Proforma v 2019.02; Sustainable Drainage Strategy prepared by AMA Consulting Engineers dated 01/07/2019; The Water Calculator; Response to planning queries dated 29/04/2021 relating to SuDS; Tree trial pits details; Ten year open space management plan prepared LUC London dated September 2019; Landscape and Ecology Mitigation and Management Plan prepared by LUC dated September 2019; Brochure from Bauder titles General Maintenance Green roof extension system lightweight sedum system XF301 Revision V6 dated November 2020; Response to comments on SuDS from Camden Planners in relation to Condition 13 prepared by AMA Consulting Engineers dated 18/11/2019; Response to comments on SuDS Submission Condition 31 prepared by AMA Consulting Engineers dated 19/06/2020; Construction Dust Monitoring Plan prepared by Accon UK Environmental Consultants dated 30/06/2020; Flood Risk Assessment prepared by Jomas Engineering Environmental dated 03/07/2020; Letter relating to dust mitigation during demolition from JKM Site Services dated 02/02/2022; Email from Thames Water dated 24/06/2019; Kitchen and Sanitary Ware Schedule prepared by DHaus dated 07/02/2022; Rego 1 Pump Station Control Panel Installation and Operating Manual prepared by PPS; AlertMaxx2 ground water (DMS-298) Installation and Operating Manual Pump Station High Level Alarm prepared by Delta Membranes.

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

Informative(s):

- 1 You are reminded that condition 15 (validation report in association with contamination risks) of planning permission granted on 09/07/2019 (ref 2018/1528/P) is outstanding and requires detail 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

