

Application ref: 2022/2107/P  
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Date: 14 October 2022

**Development Management**  
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Marek Wojciechowski Architects  
66-68 Margaret St  
London  
W1W 8SR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**38 Chester Terrace**  
**London**  
**NW1 4ND**

Proposal: Details of final drainage design required by condition 5 of planning permission 2020/5801/P granted on 18/05/2021 for external and internal works to existing residential dwelling including creation of a plant room and wine cellar within pavement vaults, new louvred doors to the vaults, creation of roof terrace at existing roof level, replacement conservation style rooflights and replacement of ground floor window to door on the rear (east) elevation, installation of metal gate and stair within the rear courtyard and installation of new privacy screen at the rear.

Drawing Nos: 11122/1601 rev C2.

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

Informative(s):

- 1 Reasons for granting permission  
Details are sought of the final drainage design for the basement works as the site is within a critical drainage area. The below ground drainage of the lower ground and ground floor levels have been submitted. This is based on information taken from CCTV drainage survey reports.

The details have been reviewed by Thames Water who has confirmed that they

have no comments to make on the proposal. The details are therefore considered acceptable and sufficient to discharge condition 5 in relation to the main site.

As such, the proposed drainage design would safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 4 (noise report) of planning permission granted on 18/05/2021 (ref 2020/5801/P) 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer