

Application ref: 2022/1469/P  
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Date: 20 December 2022

**Development Management**  
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Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Stephenson House**  
**75 Hampstead Road**  
**London**  
**NW1 2PL**

Proposal:

Details required by Condition 32 part B (evidence of implementation of sustainable drainage system) of planning permission ref 2018/0663/P dated 02/07/2018 for Variation of condition 2 of ref 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units and associated works)

Drawing Nos: Surface Water Disposal Strategy Revision C03 dated March 2022; BauderBLUE Roof System Brochure; A-0921 Revision C6; A-0990 Revision C4; A-0991 Revision C3; A-0992 Revision C10; Letter from Lazari Properties 8 Limited - RE LANTERN, 75 HAMPSETAD ROAD NW1 2PL. BLUE ROOF MAINTENANCE AND CLEANING POLICY; Email from Katie Fong dated 02/11/2022 at 10:44.

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

Informative(s):

- 1 Reasons for approving details.

Details have been submitted to discharge part (b) of condition 32, which

requires evidence that the sustainable drainage system ('SUDS') has been implemented in accordance with the approved details under part (a) of the condition. Part (a) was discharged under 2018/4521/P dated 16/11/2018.

The Council's Sustainability Officer has reviewed the details and confirmed that the condition can be discharged as the application has sufficiently demonstrated the use of the London Plan's drainage hierarchy and its blue/green roofs, runoff rate restriction (l/s) of 25.5l/s, runoff attenuation volume (m3) of 136.5m3 and a maintenance plan. Details of the maintenance owner and maintenance tasks and frequencies for the green roofs were included, along with written confirmation that the drainage system will be managed as per the maintenance plan for the lifetime of the development. Photographs of the flow control device have been submitted along with installation contracts for the blue/green roofs and flow control device.

As such, the proposed details have demonstrated that the development would adequately reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system and are in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that condition 31 (mechanical ventilation) of planning permission 2018/0663/P granted on 02/07/2018 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