

Application ref: 2022/1340/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 31 January 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Carbogno Ceneda Architects  
Angle House, 48a Anthill Road  
London  
N15 4BA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Barrie House**  
**29 St Edmund's Terrace**  
**London**  
**NW8 7QH**

Proposal:

Details of sustainable urban drainage (SUDS) required by condition 21 of planning permission 2018/0645/P allowed on appeal (ref APP/X5210/W/19/3240401) dated 19/03/2020 for redevelopment of existing two-storey porter's lodge and surface level car park to construct a part four, part five storey extension to provide 9 self-contained residential flats.

Drawing Nos: Covering letter prepared by Carbogno Ceneda Architects dated 31/10/2022; SuDS Assessment prepared by Motion dated January 2018; Pre-enquiry letter from Thames Water dated 25/03/2022; email from Charlotte Orrell of DP9 dated 01/12/2022.

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

Informative(s):

1 Reasons for granting approval of details:

Details of the sustainable urban drainage system (SuDS) have been submitted which includes a SuDS assessment and a letter from Thames Water dated

25/03/2022. The report proposes a system of below-ground attenuation located below the proposed car park which will hold surface water before being discharged into the sewer. Permeable paving will be installed for all paved walkways. Following discussions with the applicant, details have also been provided of the named party who will undertake maintenance of the SuDS once it has been built.

A letter from Thames Water has been submitted by the applicant which confirms that there will be sufficient foul and surface water capacity in the sewage network to serve the development and that the proposed surface water discharge rates are satisfactory. The proposed run-off rate of 5 l/s is greater than the greenfield run-off rate of 0.3 l/s but meets the 5 l/s contained in the wording of condition 21.

The information has been reviewed by the Council's sustainability officer who is satisfied with the details. The condition can therefore be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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

- 2 You are reminded that Condition 4 (sample of materials); Condition 7 (obscure glazing); Condition 24 (PV cells); Condition 31 (boundary treatment); Condition 33 (waste storage); Condition 34 (acoustic isolation) of planning permission 2018/0645/P dated 19/03/2020 allowed at appeal (ref APP/X5210/W/19/3240401) are outstanding and require details to be submitted and approved.
- 3 You are advised that details for Condition 5 (noise assessment); Condition 6 (sound insulation measures); Condition 8 (hard and soft landscaping); Condition 10 (ground investigation); Condition 16 (blue-green roof feasibility assessment); Condition 19 (appointment of qualified chartered engineer); Condition 21 (SuDS); Condition 22 (tree protection measures); Condition 23 (ground source heat pumps); Condition 25 (method statement for piling); Condition 26 (lighting strategy); Condition 27 (bird and bat nesting features); Condition 28 (active birds nest); Condition 29 (landscaping for biodiversity) of planning permission 2018/0645/P allowed at appeal (ref APP/X5210/W/19/3240401) dated 19/03/2020 have been submitted to the Council and are pending 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', written in a cursive style.

Daniel Pope  
Chief Planning Officer