

## Agenda Item 05

### Supplementary Information Planning Committee on 15 November, 2023

Case No.

23/0024

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Location	2-78 INC, Clement Close, London, NW6 7AL
Description	Demolition of one bungalow and various infill developments to deliver 21 residential units (Use Class C3) consisting of five separate developments of two terraces and three flatted blocks, with associated car parking, cycle storage, and enhancements to the Estate's amenity space

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#### Additional conditions

Following correspondence with Thames Water, the following additional conditions are attached to the permission:

*"No development shall be occupied until confirmation has been provided that either:-*

- 1. Foul water Capacity exists off site to serve the development, or*
- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or*
- 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.*

*Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.*

*"No development shall be occupied until confirmation has been provided that either:-*

- 1. Surface water capacity exists off site to serve the development or*
- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or*
- 3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.*

*Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents."*

**Recommendation: Officers continue to recommend that permission is granted, subject to the additional conditions set out above and in the original committee report.**

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