

Application ref: 2023/2178/P
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Date: 12 September 2023

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Fuller Long Limited
The Granary
1 Waverley Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land fronting Stephenson Way (to the rear of 222 Euston Road adjacent to 210 Euston Road)
London
NW1 2DA

Proposal:

Details pursuant to condition 9 (sustainable drainage system) of planning permission ref: 2018/2316/P dated 20/10/2020 for: "Erection of a 7 storey building plus basement for student accommodation use with rooms of accommodation on the upper floors and shared amenity space at ground and sixth floor levels and terrace at 6th floor level fronting Stephenson Way (Sui Generis), plus retention of the vehicular easement from Stephenson Way to therear of 222 Euston Road"

Drawing Nos: Technical Note: Sustainable Drainage System Ref: 221074 - R02-02
prepared by Mason Navarro Pledge dated August 2023

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

Informative(s):

1 Reasons for granting approval

The submission states that a 15 cubic metre attenuation tank would be used which would then discharge temporarily stored water into the combined sewer with a restricted flow rate of 2 litres per second. The outfall from the attenuation

tanks would be pumped to an elevated position to reach the street level sewer. There would be redundancy within the pump system to allow for the possibility of pump failure. The pump system would be regularly monitored and maintained to ensure it functions as intended. Details of the maintenance plan have been provided. The submitted details have been reviewed by the Lead Local Flood Authority and are considered acceptable. The submitted details demonstrate that the development would reduce the rate of surface water run-off from the buildings and it would have a limited impact on the storm-water drainage system.

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 development is in general accordance with policies CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 & 4 (detailed drawings), 5 (brickwork), 8 (PV cells), 14b (contaminated land remediation measures and verification report), 15 (mechanical ventilation), 16 (external plant), 18 (bird and bat boxes), and 19 (fire statement) of planning permission 2018/2316/P granted on 20 October 2020 are outstanding and require details to be submitted and approved.

You are advised that details have been submitted for conditions 10 (impact piling) and 11 (air quality monitoring) and the submissions are currently being assessed.

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