

Delegated Report		Analysis sheet		Expiry Date:		07/02/2022	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Obote Hope				2021/6082/P			
Application Address				Drawing Numbers			
53-55, Chalton Street London NW1 1HY				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of condition 9 (SUDS) of planning application 2016/5266/P dated 30/10/2020 for the erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway.							
Recommendation(s):		Refuse					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The main site 53-55 Chalton Street and 60 Churchway contains a built up block with 3-storey element fronting east onto Chalton Street and 2-storey element facing west onto Churchway with single storey above ground structure connecting the two frontages and existing basement level under a high proportion of the footprint. 2 to 70 Church Way This site contains a two storey building, with residential at first floor and unoccupied space at ground floor level, historically holding a B2 industrial use for fish processing.

Surrounding use of adjacent buildings is predominantly residential across upper floors with commercial uses at ground floor levels. 70 Churchway adjoins the D1 use Somers Town Islamic and Cultural Centre at no. 68. Both sites sit within the Euston Plan Area. The sites are also within the Somerstown Neighbourhood Plan Area. 53-55 Chalton Street forms part of a designated retail frontage within the Chalton Street Neighbourhood Centre.

Relevant History

2016/5266/P Planning permission was granted for erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway (following demolition of existing building); in association with application 2016/3174/P [70 Churchway] erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 4x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class) to allow for offsetting of residential accommodation (following demolition of existing building). REVISED DRAWINGS: The key changes are: height reduced by 1 storey, design alterations, reduction in number of bedrooms. Granted subject to s106 agreement on 30/10/2020.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Energy efficiency and adaptation (2021)

Euston Area Action Plan 2015

Somers Town Neighbourhood Forum 2013

Assessment

Planning permission was granted on the on the 30th of October 2020 (ref: 2016/5266/P) for the erection of part 4 part 2 storey plus basement building, comprising 46 room hotel (C1 Use Class) fronting Chalton Street and Churchway. This was in association with application 2016/3174/P [70 Churchway] for the erection of 3 storey building plus basement with rear garden and roof terrace at 1st floor level, comprising 4x Residential units (1x2 bed & 2x1bed unit) (C3 Use Class)to allow for offsetting of residential accommodation (following demolition of existing building).

Condition 9 states: Prior to commencement of the relevant part of the development details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. SUDS shall be implemented prior to the occupation of the relevant parts of the development and permanently retained and maintained thereafter.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan.

Assessment

The submitted details show that proposed rate (5 l/s) has increased by 25% from the approved rate (4 l/s).

Runoff rates as approved:

	Existing Rates (l/s)	Proposed Rates (l/s)
Greenfield QBAR	0.08	N/A
1 in 1	2.9	4
1 in 30	9.7	4
1in 100	13.4	4
1 in 100 plus climate change	N/A	4

Runoff rates proposed now:




3a. Discharge Rates & Required Storage				
	Greenfield (GF) runoff rate (l/s)	Existing discharge rate (l/s)	Required storage for GF rate (m³)	Proposed discharge rate (l/s)
<i>Qbar</i>				
1 in 1	0.059	3.3		5
1 in 30	0.181	7.5		5
1 in 100	0.26	10.5		5
1 in 100 + CC			10.9	5
Climate change allowance used		40%		
3b. Principal Method of Flow Control Hydrobrake				

The proposed rate (5 l/s) has increased by 25% from the approved rate (4 l/s). This is not compliant with the approved plans and contrary to London Plan/Local Plan policies to achieve as close as possible to greenfield rate (guideline minimum 2.5 l/s).

Storage volumes as approved:

	Greenfield runoff volume (m³)	Existing Volume (m³)	Proposed Volume (m³)
1 in 1	1.62	62.6	86.4
1 in 30	4.9	209.5	86.4
1in 100 6 hour	7.2	289.4	86.4
1 in 100 6 hour plus climate change	10.08	405.2	86.4

The above shows no information to confirm what option was chosen and the amount of storage available on the site. Option 1- 13.5 cu.m.




3c. Proposed SuDS Measures			
	Catchment area (m ²)	Plan area (m ²)	Storage vol. (m ³)
Rainwater harvesting	0		0
Infiltration systems	0		0
Green roofs	0	80	0
Blue roofs	0	0	0
Filter strips	0	0	0
Filter drains	0	0	0
Bioretention / tree pits	0	0	0
Pervious pavements	0	0	0
Swales	0	0	0
Basins/ponds	0	0	0
Attenuation tanks	394		12.94
Total	394	80	12.94

The above shows the proposed storage volume (12.94 m³) has decreased by 4.2% from the approved attenuation volume (13.5 m³).

Drainage to be approved:

Which Drainage Systems measures have been used, including green roofs?	Blue roof attenuation
Drainage system can contain in the 1 in 30 storm event without flooding	yes
Will the drainage system contain the 1 in 100 +CC storm event? If no please demonstrate how buildings and utility plants will be protected.	Yes
Any flooding between the 1 in 30 & 1 in 100 plus climate change storm events will be safely contained on site.	Yes
How will exceedance events be catered on site without increasing flood risks (both on site and outside the development)?	Safety factor included in blue roof design. Overflow will also be provided.
How are rates being restricted (vortex control, orifice etc)	orifice

Drainage systems proposed now:

3c. Proposed SuDS Measures			
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Green roofs	0	80	0
Blue roofs	0	0	0
Filter strips	0	0	0
Filter drains	0	0	0
Bioretention / tree pits	0	0	0
Pervious pavements	0	0	0
Swales	0	0	0
Basins/ponds	0	0	0
Attenuation tanks	394		12.94
Total	394	80	12.94

The blue roofs are no longer proposed and the green roofs that have been submitted with this proposal offers no SuDS capacity and whilst attenuation tanks are now proposed. The proposal is considered non-compliant with approved plans and contrary to the NPPF, the London Plan and Local Plan policies to incorporate SuDS where feasible. Moreover, due to the lack of details it is unsure if sufficient storage would be available on the site to meet the storage requirements for the approved

site runoff rate. Thus, the proposal as submitted is not compliant with the approved plans and contrary to London Plan/Local Plan policies to achieve as close as possible to greenfield rate (guideline minimum 2.5 l/s) and would also be contrary to London Plan/Local Plan policies to achieve as close as possible to greenfield rate (guideline minimum 2.5 l/s) and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan. and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the Camden Local Plan. which allow water to infiltrate directly into the subsoil, rather than flowing over the top.

Recommendation:

Refuse approval of details submitted in accordance with Condition 9.