

20 May 2024
Delivered via Planning Portal (PP-12871604)

Josh Lawlor
Camden Council
Planning - Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Josh,

CENTRAL SOMERS TOWN COVERING LAND AT POLYGON ROAD OPEN SPACE EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE

CONDITION DISCHARGE APPLICATION (REF. 2022/2855/P) – CONDITION 29 (SUDS)

On behalf of our client, London Borough of Camden Community Investment Programme Team (CIP Team) (hereafter: “the Applicant”), please find enclosed an application for the full discharge of Condition 29 of Planning Permission ref. 2022/2855/P (dated 24 November 2022) for the following proposed development:

“Minor Material Amendment (Section 73) to amend Condition 2 (Approved Drawings), Condition 3 (Design and Access Statement), Condition 18 (Play Space), Condition 26 (Obscure Glazing – Plot 5), Condition 27 (Obscure Glazing – Plot 6) and Condition 82 (Cycle Parking – Public Open Space) of Ref. 2020/4631/P dated 23/04/2021 to planning permission reference 2015/2704/P dated 14/10/2016, amended by application 2019/5882/P dated 01/07/2020 and 2020/4631/P dated 23/04/2021 and 2022/2659/P dated 18/07/2022 namely amendments to plots 5 and 6 including alterations to building footprints, layout of the accommodation and changes to elevations.”

The submission covers the following condition(s):

Condition 29

“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. Such details shall include details of the following features:

- Permeable surfacing to all hard standing areas, with a minimum 250mm sub-base, totalling 390m³ attenuation discharging to the public sewer at a reduced rate.*

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- Details of any weirs required within the sub-base to ensure that the full storage volume is utilised and to avoid lower areas becoming overwhelmed.
- Details of how rainfall falling on impermeable pathways or roads is shed and attenuated in adjacent grassed or planted areas to include swales or bio-retention / rain gardens and details of how these are connected to the sub-base of the paving areas to provide an even greater storage volume.
- A network of perforated pipes collecting the filtered runoff and conveying it to the public sewer.
- Details of permeable surfacing to all play areas.
- Full details of wetland areas SUDS will be implemented prior to the opening of the relevant parts of the development."

The final SuDs strategy has been informed by the approved SuDs Strategy listed within the approved documents under Condition 3, with further evolution in the design following discussions with Thames Water where it was found that the Plot 5 and 6 could combine prior to their final discharge point.

In accordance with the requirements of Condition 29, a series of detailed plans and drawings have been produced by Price and Myers. The submitted details show the proposed SuDS measures for the site in accordance with the requirements of the condition, providing further detail on modular attenuation tanks, floor gullies, and underground piping that will ensure that the rate of surface water run-off from the buildings is reduced and thus limit the impact on the storm-water drainage system. Furthermore (and to confirm), there are no play areas within Plots 5 and 6 of the development, therefore this part of the condition will not apply in this instance. It is therefore considered the details are sufficient to fully discharge Condition 29.

Submission

I hereby provide the following as part of the application:

- Application Form;
- Doc ref. TM54A008-PAM-ZZ-ZZ-DR-C-6102 – Below Ground Drainage Details Sheet 3, prepared by Price and Myers;
- SUDS – Planning Condition Statement, prepared by Price and Myers; and
- Doc ref. TM54A008-PAM-ZZ-ZZ-DR-C-6102 – Below Ground Drainage Details Sheet 4, prepared by Price and Myers.

[REDACTED]

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or my colleague, Oliver Jefferson [REDACTED] at this office.

Yours sincerely,

[REDACTED]

Turley

Jordan Bishop
Assistant Planner

