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Joanne Clark
Regeneration and Planning
London Borough of Camden
5 St Pancras Square
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N1C 4AG

10 October 2024

Ref: WC/JM/KH
VIA PLANNING PORTAL

Dear Joanne,

**APPLICATION FOR DISCHARGE OF CONDITION 19 (SUDS FEASIBILITY AND DETAILS)
PURSUANT TO PLANNING PERMISSION 2020/3461/P AT CHESTER ROAD HOSTEL, 2
CHESTER ROAD, LONDON, N19 5BP**

On behalf of our client London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited (the 'Applicant'), we hereby submit an application to discharge planning condition 19 pursuant to planning permission 2020/3461/P, in respect of Chester Road Hostel, 2 Chester Road, London, N19 5BP (the 'Site').

Planning Permission was granted on 11th May 2021 under reference 2020/3461/P for the following description of development:

'Redevelopment of the site to include demolition of existing hostel building and the erection of a new hostel building (sui generis) formed of 3 x part 3, part 4 storey blocks with 2 x external stairwells arranged around a central courtyard. Associated works include installation of plant equipment, access arrangements and tree and landscaping works'.

Condition 19: SuDS feasibility and details

Condition 19 reads as follows:

a) Prior to commencement of above ground works (excluding demolition), a detailed blue/green roof feasibility study including costings and maintenance details must be submitted to and approved in writing by the local planning authority.

b) Prior to commencement of above ground works (excluding demolition), full details of the sustainable drainage system including any blue/green roof, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate the run off rates approved by the Local Planning Authority. If necessary, a revised drainage statement, SuDS pro-forma and supporting evidence should be submitted, to include:

- The proposed SuDS or drainage measures including storage capacities;*
- The proposed surface water discharge rates or volumes.*

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details.

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.

The following details are being submitted to discharge Condition 19:

- Proposed Drainage Layout Plans (Ref: CH0011-PEF-CH-XX-DR-C-0550 P07) – prepared by Pell Frischmann;
- Drainage Maintenance Plan (Ref: CH0011-PEF-CH-XX-RP-C-0601) – prepared by Pell Frischmann;
- Chester Road Below Ground Constraints (Ref: CH0011-PEF-CH-XX-SK-S-0004) – prepared by Pell Frischmann;
- Chester Road – Camden SuDS Pro Forma – prepared by Pell Frischmann
- Blue Roof Viability Report to Chester Road Hostel – prepared by Morgan Sindall Construction.
- Chester Calcs – Full Set – Prepared by Pell Frischmann

As per the requirements of *part a* of Condition 19, the Applicant was required to conduct a detailed feasibility study in respect of the installation of a blue or green roof to the property.

Green roofs are to be installed, with details submitted for approval to discharge condition 20 of this planning permission under AOD application 2024/3619/P. Blue roofs were explored, but have been discounted due for the following reasons, set out further in the supporting *Blue Roof Viability Report*:

- Additional loads required to support blue roofs
- Additional build up depths required
- Maintenance issues and the creation of safe working platforms
- Green roofs provide a more aesthetically pleasing appearance and better biodiversity amenity than a covered blue roof.

The drainage run off rates differ from those set out within the original Drainage Statement prepared by Instruct CS Limited and approved as part of planning permission 2020/3461/P. The provisions of this planning condition allow for an updated SuDS Pro Forma, Drainage Statements and other evidence to be submitted, in order to secure any divergence from approved the approved drainage strategy and run off rates through the discharge of this condition. Accordingly, an updated documents are submitted with this application to help to secure these revised details.

Summary

The application was submitted via the Planning Portal on 10 October 2024. The requisite planning application fee of £215 has been paid by the Applicant via the Planning Portal.

We trust that the enclosed is in order and look forward to receiving confirmation of the validation of the application. In the meantime, should you have any queries, please do not hesitate to contact William Clutton (wclutton@iceniprojects.com or 07557 805 372) or Jack Miller (jmiller@iceniprojects.com or 07823 457 323) of this office in the first instance.

Yours faithfully,



Iceni Projects Limited

cc. London Borough of Camden c/o Morgan Sindall Construction and Infrastructure Limited