

Application ref: 2024/3731/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School
174 Ossulston Street And Purchase Street Open Space
London
NW1 1EE

Proposal:

Details to discharge Condition 39 (Rainwater Recycling Plot 5 & 6) of planning permission reference 2022/2855/P dated 24/11/2022 (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).

Drawing Nos:

246A-110-62 (Proposed Upper Ground GA Plan); 3873-LBA-Z6-ZZ-DE-A-130511 Rev C08 (GA Elevations - Plot 6); Harcostar 1,050 Litre Magnum Water Butt Triple Kit Spec Sheet.

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

Informative(s):

1 Reasons for approval:

Condition 39 requires the details of rainwater recycling proposals for Plots 5 and 6 to be provided; to this end, the applicant has provided plans, elevations, and specifications for the proposed rainwater tanks.

The details show the location and function of the rainwater tanks proposed as part of the development. The plans also confirm a few revisions required to support drainage across the site that ensure the rainwater recycling tanks are sufficient for their purpose. The spec sheet confirms the measurements of each rainwater recycling tank and the total capacity, which has been determined to be suitable for the purposes of its development. It is, therefore, considered that the details are sufficient to discharge Condition 39. The details are in accordance with the London Borough of Camden Local policy CC1.

The full impact of the proposed development has already been assessed as part of application 2022/2855/P. The planning history of the site has been taken into account when coming to this decision.

The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

On this basis, the submitted details are sufficient to discharge condition 39 and are in general accordance with Policies CC1 of the London Borough of Camden Local Plan 2017.

2 You are advised that all conditions relating to planning granted on 2022/2855/P dated 24/11/22 which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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