

From: Katherine Frost
Sent: 16 January 2025 11:14
To: Josh Lawlor
Cc: Chin Chin Lam
Subject: 2024/1145/P - 14 Blackburn Road - LLFA

Josh

A second review of application 2024/1145/P - 14 Blackburn Road, Camden, London NW6 1RZ has been completed. Please find a summary of comments below:

Review Summary

- **Type of development:** Major
- **Flood risk:** The site is adjacent to a Local Flood Risk Zone. It is not on a previously flooded street but is located in the vicinity of a historic watercourse and in an area with a number of sewer flooding incidents (see [SFRA](#)) The site is also not anticipated to be at risk of flooding from groundwater or surface water.
- **Types of conveyance / attenuation features:** Green roofs and below-ground storage.
- **Greenfield runoff rate:** 5.2
- **Runoff rate restriction (l/s):** 5.2
- **Runoff attenuation volume (m³):** 213.4
- **Maintenance plan:** Provided.

This application has changed from the previous application submitted in the following way(s):

- **Any other previously identified outstanding matters:** *The applicant has provided evidence of confirmation of capacity from Thames Water.*

The outstanding matters reassessed were as follows:

- The applicant has not provided details on how ingress of water to the parking area on the proposed lower ground floor to confirm that there is no risk of flooding on site – RESOLVED
- The applicant has not provided justification for why the 1 in 1 year and 1 in 30 year runoff rates are greater than the greenfield rate to confirm compliance with Defra Non-technical Standard S3 – RESOLVED
- The applicant has not provided a diagram showing on and off-site overland exceedance flows and how these are managed to confirm compliance with Defra Non-technical Standard S9 – RESOLVED
- The applicant has not provided the details of the owners of the maintenance – TO BE CONDITIONED
- The applicant has not provided evidence demonstrating confirmation of capacity for the surface water drainage proposals from Thames Water – RESOLVED

Recommendation and Requests

We therefore recommend approval of the application, with conditions.

Conditions Proposed

SuDS: Construction in accordance with details

The sustainable drainage system as approved (Flood Risk Statement and Surface Water Management Report, October 2024, Rev D) shall be installed as part of the development 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 to achieve the 1 in 100 year greenfield runoff rate of 5.2l/s. The system shall include 550m² green roofs/ 180m² attenuation tank, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

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 CC2 and CC3 of the London Borough of Camden Local Plan Policies

☒ *SuDS: Evidence of installation*

Prior to occupation, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

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 CC2 and CC3 of the London Borough of Camden Local Plan Policies

☒ *Rainwater/ greywater harvesting:*

Prior to commencement of development other than site clearance & preparation, a feasibility assessment for rainwater/greywater recycling should be submitted to the local planning authority and approved in writing. If considered feasible, details should be submitted to the local authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local plan Policies

☒ *Green Roof details*

Prior to commencement of above-ground development, full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied

until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3, CC2 and CC3 of the London Borough of Camden Local Plan policies.

Kind regards

Katherine

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