

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

27th January 2025

Dear Planning Officer

53-55 Chalton Street & 60 Churchway NW1 1HY: Application Ref: 2016/5266/P

Application for approval of details reserved by condition

On behalf of our client, please find enclosed an application for the full discharge of condition 9 of planning permission 2016/5266/P granted 30 October 2020. The planning permission relates to:

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)

Condition 9.SUDS

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 will 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.

An application to discharge this condition was submitted Dec 2021, we issued further information July 2023. Despite much chasing we heard nothing until Jan 2024 when a refusal was issued. This refusal made no reference to the documents issued in July 2023.

We have submitted an update Flood Risk Assessment and Drainage Strategy report, version 07. The original approval sort to provide a blue roof to the scheme and as the design has developed we have encountered issues with the building loads above the Underground tube lines. The costs for the full survey and monitoring where not viable and as such there is a limit to the structural loading of the building imposed by TfL. This meant the blue roof are no longer proposed as the added weight and associated structure where not feasible or financially viable.

In order to comply with national SUDS guidance and LLFA requirements, flow control will be used and attenuation provided on site to accommodate storm events up to and including the 1 in 100 year plus 40% climate change event.

All methods of surface water discharge have been assessed. Surface water runoff will be discharged to the public combined sewers located in Churchway and Chalton Street. Given the varying roof levels and areas across the site, multiple flow controls and attenuation tanks will be required. Attenuation storage will be provided within free-standing attenuation tanks within the basement.

We I trust that the information is sufficient to discharge condition 9 of planning permission 2016/5266/P. However, should you require further information, please do not hesitate to contact me at any time.

Yours sincerely

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