

Mr. Gavin Sexton
London Borough of Camden
Development Control
Via Email: Gavin.Sexton@camden.gov.uk

Our ref: NE/2013/118435/01-L01
Your ref: 2013/4678/P
Date: 19 August 2013

Dear Gavin,

Abbey Co-Op Housing Sites At Casterbridge, Snowman, Emminster & Hinstock and Abbey Co-op Community Centre and Belsize Road Car-Park Abbey Road, London, NW6 4DP,

Hybrid application for phased redevelopment of site, comprising detailed application for phase 1 and outline application with scale, appearance and landscaping matters reserved for phases 2 and 3. Full details provided for phase 1 comprising: up to 141 residential units (including up to 66 affordable units) in a 14 storey tower and 6 storey block, with 522.5 SQM of retail floorspace (CLASS A1) and 398.9 SQM of flexible commercial floorspace (CLASSES A1-A5 AND B1) at ground floor and associated space for parking, plant, servicing, ancillary storage and energy centre at basement level. Phase 1 includes open space and landscaping, alterations to existing highway layout and creation of new vehicular and pedestrian access routes, following demolition of the belsize road car park building. Phase 2 to comprise up to 2,500 SQ M of community and health uses (CLASS D1) and up to 126SQM of office space (CLASS B1) in a two storey building following demolition of existing high level walkways. Phase 3 to comprise up to 85 residential flats in 6/7 storey blocks and 15 mews houses (including up to 48 affordable units), up to 120SQM of office space (CLASS B1) and up to 645SQM of flexible commercial floorspace (CLASSES A1-A5) and associated ancillary space for parking, plant and servicing in basement. Phases 2 and 3 include open space, landscaping, alterations to existing highway layout and creation of new vehicular and pedestrian access routes. Phase 3 to follow demolition of the Abbey community centre and Hinstock and Emminster blocks including Belsize priory health and medical centre, residential and commercial units and site-wide walkways.

Thank you for consulting us on the above planning application. We received your consultation on 30 July 2013 and are now in a position to respond.

We are happy with this development in terms of its maximisation of Sustainable Urban Drainage Systems (SuDS), in particularly the use of green roofs. The use of green roofs can help reduce runoff volumes and rates from development sites. The proposal is therefore in accordance with the London Plan (July 2011) Policy 5.13 - which sets higher standards than the NPPF for the control of surface water run-off, Policy 5.11 Green roofs and development and finally your own policy CS13 – Tackling climate change through promoting higher environmental standards.

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We consider that planning permission should only be granted to the proposed development as submitted, if the following planning conditions are imposed as set out below subject to outline planning permission.

Condition 1

Development of phase 1 shall not begin until a detailed surface water drainage scheme for the site, based on the agreed SuDS Strategy report, dated 16 Jul 2013, prepared by Atkins, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include a restriction in run-off from phase 1 development to 15l/s and surface water storage on site to minimal volume of 140m³ as outlined in the SuDS Strategy.

Condition 2

Development of phases 2 and 3 shall not be commenced until a detailed surface water drainage scheme for the site is submitted to and agreed in writing by local planning authority in accordance with the agreed FRA review 1, prepared by Atkins.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Advice to LPA on local planning policies

The applicant has met the minimum requirements of the NPPF and the London Plan. The applicant has also demonstrated that surface water can be dealt with on site by using green roofs, water harvesting and underground attenuation storage and a 50% reduction of runoff rate. This is in line with your policy CS13 – Tackling climate change through promoting higher environmental standards.

We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

Advice to applicant on surface water condition:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- Confirmation of the critical storm duration.
- Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including a 30% allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

I hope you have found this information useful. If I can be of any further assistance, please do not hesitate to contact me on the details below.

Yours sincerely

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