

Delegated Report		Analysis sheet		Expiry Date:		19/10/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Jason Traves				2012/4495/P			
Application Address				Drawing Numbers			
Garages to rear of 15 Elsworthy Terrace Elsworthy Road London NW3 3BT				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 12 (SUDs) of planning permission dated 17/01/12 (Ref:2011/1828/P); for the erection of single-storey building with two basement levels and front lightwells for use as a single-family dwellinghouse (Class C3) and alterations to boundary raising the brickwork and installing sliding timber gates (following the demolition of existing garages).							
Recommendation(s):							
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	N/a						
CAAC/Local groups* comments: *Please Specify	N/a						

Site Description

The application relates to a single storey domestic garage building on the south side of Elsworthy Road opposite the junction with Lower Merton Rise. The building was constructed as a double and two single garages.

Relevant History

2011/1828/P – Parent application for the subject AOD being erection of single-storey building with two basement levels and front lightwells for use as a single-family dwellinghouse (Class C3) with alterations to boundary treatment (following the demolition of existing garages). – Committee resolution 24.11.11 and s106 and decision issued 17.01.12.

Further history referred to in the above case officer report

Relevant policies

LDF Core Strategy and Development Policies

CS16 (Improving Camden's health and well-being)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP32 (Air quality and Camden's Clear Zone)

Assessment

The application relates to approval of details in respect of condition 25 of 2011/1828/P which states:

"Prior to commencement of development, design details of all on site Sustainable Urban Drainage (SUDs) demonstrating how the site would achieve a maximum combined (surface and foul water) discharge rate of less than 3.83l/s in the event of a 1 in 100 year storm, shall be submitted to and approved by the Council in writing. Such system shall be implemented as part of the development and thereafter retained and maintained.

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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies."

In terms of background information, as part of the original assessment including the consideration of surface water, the case officer noted that The site does not fall within an area identified as suffering from flood risk and the site itself has no history of surface water flooding. Due to the extent of existing Hard standing the site is identified as comprising 78% impermeable surfaces. This would be reduced to approx 53%, including the green roof. The calculations for a 1 in 100 year storm event show that the net reduction in surface water runoff from the existing arrangement would be more almost 50%.

The officer indicated that foul water drainage also contributes to the impact of development on the sewer network and the application indicates that there would be some small contribution from the site which would be collected at the bottom of the basement in a sump which effectively acts as a holding tank. The combined foul and surface water runoff from the site, in a storm event, would be 3.83 litres/sec which is approximately 15% less than the existing runoff.

The assessment further noted that The applicant's engineers have stated that the potential for surface water run off from Primrose Hill is very limited. Surface water flow would be restricted by the wall foundations between gardens. Any ponding would be due to the limited permeability of the soil surface or being temporarily caused by saturation of the topsoil. They state that this has been considered in the appraisal of groundwater flows on site. The free space for Sustainable Urban Drainage Systems within the site is limited but the applicant proposes a green roof as the main method of surface water flow mitigation.

In terms of the SUDs details submitted for consideration:

- The combined discharge rate would be the maximum 3.7/s in the 1 in 100 year event which is acceptable
- This is achieved by the incorporated grass decks and green roofs which improve attenuation which is acceptable
- The details to not alter the design that was considered as part of the original application and which would otherwise necessitate separate amendment application to consider such changes

Conclusion

The details submitted to address the requirements of condition 12 are satisfactory, thereby accord with the stated policies and it is recommended they be approved.

Recommendation: Approve details.

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