

Nick Bell
London Borough of Camden
Development Control
Via email
planning@camden.gov.uk

Our ref: NE/2015/122186/01-L01
Your ref: 2014/7131/P
Date: 12 February 2015

Dear Nick

Details pursuant to the partial discharge of condition 34 (drainage details) for phase 1 only, following planning permission granted (25/4/13) (2012/6338/P) for the Redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings (99 Class C3 residential units Nos. 121-219 Bacton Low Rise; Class B1 offices at 115 Wellesley Road; Class B1 workshops at 2-16 Vicar's Road), to provide within buildings ranging from 2-8 storeys in height a total of 290 Class C3 residential units, comprising 176 market, 10 intermediate and 104 social rent units, 3 employment units (Class B1), new and altered public realm, landscaping, vehicular and pedestrian links/accesses, vehicular and cycle parking, bin storage and associated works.

Land bounded by Haverstock Road, Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate, 113a,115 and 117 Wellesley Road and 2-16 Vicar's Road, Gospel Oak, London, NW5 4.

Thank you for consulting us on this planning application. Having reviewed the information submitted we recommend the partial discharge of condition 34 (drainage details) for phase 1 only.

The submission has demonstrated that Phase 1 will reduce surface water rates to 33.3 litres per second and provide 83 metres³ of storage in tanks. The overall surface water run-off from entire development should still be limited to 85.7 litres per second to comply with the agreed drainage strategy. We look forward to being consulted on condition 16 for the subsequent phases.

Please contact me if you have any queries.

Yours sincerely

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