

Ref: 15.571

16th September 2015

Boyer

24 Southwark Bridge Road
London
SE1 9HF

T 0203 268 2018

Mr. Gavin Sexton
Planning Services
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Mr. Sexton,

Re: 59 – 61 Oak Grove, NW2 3LS

On behalf of our client Pocket we hereby submit a planning application under S73 of the Act in order to vary condition 2 (approved drawings) of planning permission 2014/1029/P which relates to the above site. This permission is currently being implemented on site.

Alteration Requested

Planning permission is sought for the erection of an above-ground water attenuation tank. The tank would be positioned in the south-eastern corner of the site, adjacent to the bike store. The tank will measure 5m in length, 3m in width, and 1.8m in height and have a capacity of 22 cubic metres. The tank will be screened by horizontal timber fencing and to the rear and side, the presence of the railway embankment. In order to accommodate the tank, the location of the approved bike store is required to be moved closer to the building.

The tank is shown on the accompanying drawings supplied with this application.

Culvert Discovery

Soil investigations have revealed that the site is found to comprise approximately 0.5m of made ground above a formation of thick London Clay (20m+ depth). The clay soils act as a barrier and prevent surface water from seeping away. The soil investigation revealed that the made ground is saturated.

Subsequent investigations have identified that there is an old surface water culvert beneath the Oakdale Motors Garage located to the north of the development site. The culvert is draining water from the railway tracks to the sewer at Oak Grove or Cricklewood Broadway. The culvert is failing (leaking water) and due to its close proximity, the escaping water has been leaking on to the Applicant's site causing flooding of the



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proposed landscaped amenity area. The Applicant has been forced to pump this water to mitigate the problem. Please refer to the Drainage Report by Clancy dated 10th April 2015 for further information.

Justification for the Proposal

The faulty culvert is located beneath the adjoining garage building. The Applicant has contacted the owner of that site and requested that they fix the leaking culvert but this does not appear likely to happen. The Applicant has therefore been forced to design a solution to the problem within the confines of their own site.

A below-ground attenuation tank has already been installed (prior to discovery of the culvert) into which any excess water from the site can flow if there was a higher capacity required than Thames Water would accept in to the sewer. However as the diverted culvert water will have different flow rates throughout the year (e.g. greater flow during heavy rainfall) the Applicant's structural engineers have advised that another tank will be required to ensure that the both the site and the Oak Grove sewer is not flooded during periods of exceptional rainfall (1 in 30 year event).

A number of locations have been considered to locate a second below-ground tank. These have all been discounted on the basis that they would undermine the Network Rail embankments (nor would the Applicant be permitted by Network Rail to do this), or that the tank would be located too close to 19 Richborough Road and could undermine that property. Given these constraints, the only option that appears to be feasible is to erect an above-ground water attenuation tank. Please refer to the statement by Clancy dated 8th September 2015.

The tank would be located behind the approved bike storage structure (which is moved closer to the building to accommodate the tank). The tank would be screened from within the site by timber fencing which is in keeping with the timber decking within the landscaped area. The rear and side of the tank is positioned against the surrounding railway embankment. The positioning of the tank ensures that it would not be visible from the street or from the adjacent residential property 19 Richborough Road.

Conclusion

Planning permission is sought for the erection of an above-ground water attenuation tank. The tank is required due to the flooding of the application site from a failed culvert located on an adjacent landowner's site. The Applicant has no control over the culvert and therefore must design a solution that can be installed within the site boundary. Due to the site's existing constraints an above-ground tank is the only feasible solution.

Yours sincerely



Joseph Daniels MRTPI
Senior Planner

Tel: 0203 268 2434

Email: josephdaniels@boyerplanning.co.uk