

David Glasgow
London Borough of Camden
Development Control

Our ref: NE/2015/124015/01-L01
Your ref: 2015/5972/P

By email:
david.glasgow@camden.gov.uk

Date: 30 November 2015

Dear David

Agar Grove Estate, Agar Grove, London, NW1

Details required by condition 32 (surface water drainage) of planning permission 2013/8088/p dated 04/08/2014 (demolition of all existing buildings and structures except Lulworth house and Agar children's centre (249 existing class c3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storey's in height along with the refurbishment and extension of Lulworth house (extending from 18 to 20 storey's in total) to provide a total of 493 class c3 residential units, comprising 240 market, 37 intermediate and 216 social rent units; a community facility (class d1); 2 flexible retail shop (class a1) or restaurant and cafe (class a3) units; business space (class b1(a)); 2 flexible retail shop (class a1), business (class b1) or non-residential institution (class d1) units; refuse and recycling facilities; car and cycle parking facilities; landscaping / amenity space; and associated works.)

Thank you for your consulting us on the above discharge of condition.

The details submitted do not enable us to recommend discharge condition 32 at this stage. The submitted drainage plan is a preliminary plan. In order for us to recommend the discharge of the condition the final version of the plan will need to be submitted, in addition to the following:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. 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.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed storm water system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.



d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.

e) 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.

f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an 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.

Please feel free to contact me if you have any further questions.

Yours sincerely

Mrs Wioleta Osior
Planning Advisor

Direct dial 0203 263 8053

Direct e-mail northlondonplanning@environment-agency.gov.uk