

Mr Philip Harvey

PCKO Architects
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EC1R 4RG

Application Ref: **2017/0697/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 4908

13 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Greenwood Centre
25 Greenwood Place
London
NW5 1LB**

Proposal:

Details of phase surface water drainage (for Greenwood Centre only) as required by condition 19 of 2013/5947/P for demolition of existing buildings and redevelopment to provide: a new Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place.

Drawing Nos: Technical Note - Surface Water Drainage Summary (ref: BMmb12291 020217); 12291-CRH-GC-XX-DR-C-5055-P3; 12291-CRH-GC-XX-DR-C-5056-P3; 12291-CRH-GC-XX-DR-C-5057-P2; Campbell Reith Calculations: 12291 - The Greenwood Centre - Surface Water Drainage Calculations and 1213_WD_011.

The Council has considered your application and decided to grant permission.



Informative(s):

1 Reasons for approving the details.

The submitted Micro Drainage calculations show flood risk and an amount of negligible flooding (0.3m³) in the 1 in 100 year climate change storm event, which is deemed to be acceptable. There would be no flooding to the proposed building or adjacent properties as a result of this nominal flooded volume as only a very small amount of surface water ponding would be present. Exceedance flow routes are not deemed to be applicable as the flooded volume is not great enough to cause overland flows.

The surface water drainage strategy reduces the current brownfield discharge rate by 50% (13.3 l/s) to the 1 in 1 year flow for all events up to the 1 in 100 year storm event, including an allowance of +20% for climate change. This would be achieved through SuDs recognised attenuation devices, flow control and cellular storage.

The Council's Sustainability Officer has assessed the submitted details and considers them to be acceptable.

On this basis Condition 19 is discharged as the surface water drainage design is fully compliant with best practice and there would be no flooding to properties in the 1 in 100 year climate change storm event. It would also be in accordance with the requirement of providing at least a 50% reduction from the current brownfield discharge rate.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general 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.

2 You are advised that Conditions 3, 4, 6, 8, 9, 10, 11, 13, 17, 20, 21b and 24 of 2013/5947/P dated 18/06/2014 require the submission of details and must be approved before the relevant stage of the development.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning