

Miss Marnie Sommariva
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72 Welbeck Street
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Application Ref: **2017/2666/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

1 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
101 Camley Street
London
N1C 4PF

Proposal: Details of surface water drainage and a piling method statement, as required by conditions 12 and 19 for 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for: Mixed use building ranging from 6-13 storeys comprising 2,220sqm employment floorspace, 121 residential flats, pedestrian footbridge over the Regent's Canal

Drawing Nos: Surface Water Drainage Pro-forma for new developments; Surface Water Drainage Statement dated 21/03/2017 and Planning Condition 19 Response dated 08/05/2017.

The Council has considered your application and decided to approve the details

Informative(s):

- 1 Reasons for approving the details.

Details have been submitted to discharge conditions 12 (surface water drainage)



and 19 (piling method statement). The submitted details are in accordance with the wording of the condition they relate to and are considered to satisfactorily meet their requirements. Thames Water and the Council's Sustainability Officer have reviewed the details and find them satisfactory.

Condition 12 - A revised Piling Method Statement was submitted following objections from Thames Water. The revised document includes surveys, pile specification, pile probing, a sample contractor method statement and details of correspondence with Thames Water. Following the submission of the revised document, Thames Water were re-consulted and they confirmed that they agree to discharge condition 19.

Condition 19 - The submission includes a sustainable water drainage pro forma and a Surface Water Drainage Statement. The documents outline the site details, impermeable area, proposed discharge methods, peak discharge rates, volumes for storage, attenuation storage details, explain how storm water is stored on site, provide a SuDs assessment and include the surface water design. Pre-development enquiries were made with Thames Water and correspondence with them and an approval letter is included. The Council's Sustainability Officer reviewed the details and confirmed that the details are acceptable.

An objection was originally received from Thames Water to condition 12; however, following the submission of revised materials they wrote in support of the details. 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 CC1, CC2 and CC3 of the Camden Local Plan 2017.

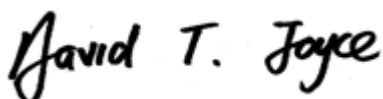
- 2 You are advised that Conditions 3 (details), 4 (sample panel), 6 (landscaping), 7 (wind/microclimate mitigation), 10 (cycle parking), 11 (green/brown roofs), 13 (layout wheelchair units), 15 (sound insulation), 17 (plant), 20 (bird/bat boxes/bricks) and 21b (remediation) of 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) require the submission of details and must be approved before the relevant part 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 Joyce
Director of Regeneration and Planning