

Mrs Michelle Christensen
33-35 Jamestown Road
London
NW1 7DB

Application Ref: **2015/5972/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Agar Grove Estate
Agar Grove
London
NW1 9TA

Proposal:

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 storeys in height along with the refurbishment and extension of Lulworth House (extending from 18 to 20 storeys 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.)

Drawing Nos: Drainage And Flood Risk Prepared By PBA Dated December 2013; Concept For Rainwater Harvesting On Future Phases prepared by Max Fordham dated 07/11/17; Site Wide SUDS Measures AGC377-AL-GE-1-002; Maintenance details dated 25 October 2016; Specifications of Geolight (storm water management system); Proposed Drainage Ownership and Maintenance prepared by PBA dated 11th December 2013; SDS Geolight



Maintenance Datasheet

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

Informative(s):

1 Reason for granting permission

Detailed design drawings of the SUDS features have been provided. Raingardens and bio-retention areas will not infiltrate to ground but will be under-drained by a French drain system with an impermeable membrane below. Details have been provided of the plant species proposed for rain gardens and bio-retention beds. The level plans illustrate flow paths demonstrating how water will flow from hard surfaces into the rain-gardens/ bio-retention areas/ other drainage features based on the levels. A maintenance plan for these features and for the below ground attenuation tanks for phase 1 has been provided. The attenuation tank would be maintained by jetting of the carrier pipe in the same manner as a standard drainage system.

Maintenance plan confirms LB Camden Property Management will be maintaining each of the SUDS element (permeable pavements, storm cell attenuation tanks, living roofs, rain gardens, bio-retention areas and swales) and provides details of the tasks and frequency of each task.

A site wide plan, showing all the SUDS elements, has been provided. The drawing includes planting relating specifically to SUDS such as swales, rain gardens and bio-retention beds plus permeable paving, attenuation tanks and indicative living roof areas.

Water butts / rainwater harvesting have been omitted from phase 1A and B. The justification for this is considered acceptable. This would not affect the overall storm water attenuation. Details have been provided for how rainwater harvesting tanks for the remainder of the site (for future phases) would operate. The below ground rainwater tanks (total capacity 4500 ltrs) would be fitted with hand pumps. In addition where downpipes are located in suitable locations water butts would be provided for garden irrigation.

The Council's sustainability officer has reviewed the submitted information and has confirmed that it is acceptable and that condition 32 can be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policies CS5 and CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP26 and DP27 of the London Borough of

Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 2 (Sample panels of facing brickwork for phases 2 -6), 3 (part f relating to solar panels for phase 2-6 and parts a - h relating to detailed drawings or samples of materials as appropriate for phases 2-6), 8 (part b-f Wheelchair adaptable dwellings for phase 2-6), 9 (waste and recycling), 11 (cycle storage), 14(mechanical ventilation for phases 2-6), 20 (CCTV), 21 (wind tunnel survey), 22 (mobility scooter storage), 24 (living roofs for phases 2-6), 25 (bird and bat boxes for phases 2-6), 26b-f (landscaping for phases 2 -6), 28 (tree protection measures for phases 2-6), 31(piling methodology and works program), 35 (reappraisal of viability), 36 (recruitment and apprenticeships), 37 (local procurement), 38 (community facilities contribution), 39 (health facilities contribution), 41 (code for sustainable homes phases 2-6), 42 (BREEAM) 43 (Energy Statement and Passivhaus certification for phases 2-6), , 50 (approval in principal), 51 (delivery and service management plan), 52 (construction management plan for phases 2-6), 53 (London cycle hire contribution), 55 (car parking management plan) and 56 (employment space delivery strategy) of planning permission 2013/8088/P granted on 04/08/2014 are outstanding and require details to be submitted and approved.

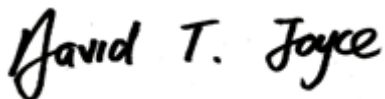
You are advised that details have been submitted for conditions 40 (open space strategy), 54 (electric vehicle charging and monitoring), 47 (travel plans), 8a (Wheelchair adaptable dwellings phase 1) and 49 (level plans) of planning permission 2013/8088/P granted on 04/08/2014 and these details are currently being assessed.

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