

Application ref: 2017/3804/P  
Contact: David Peres Da Costa  
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17 BROADWICK STREET  
LONDON  
W1F 0AX

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**Land at kiln place**

**(blocks 1-64 65-80 81-96 97-104 105-166 117-164 entrance ways into 81-96; land between 81-96 and 117-164; land between kiln place and meru close; land to the east of kiln place and playground between blocks 65-80 and 81-96)**

**London NW5**

Proposal:

Details of sustainable urban drainage system required by condition 12 of planning permission 2014/6697/P dated 31/03/15 (as amended by 2016/2651/P) (for development of 15 residential units on 6 sites across Kiln Place estate, following demolition of foyer entrances and refuse storage area for blocks 1-64, 65-80, 81-96, 97-104, 105-116, 117-164 Kiln Place along with provision of new pathway and front entrances into lower maisonettes of 81-96 Kiln Place, enlargement and improvement of playground & landscaping, and other associated works).

Drawing Nos: Site location plan; Microdrainage calculations Plot 1 dated 30/03/2017; Microdrainage calculations Plot 4 dated 30/03/2017; Microdrainage calculations Plot 5 dated 30/03/2017; Microdrainage calculations Plot 2, 3 and 6 dated 30/03/2017; Drainage layout plot 1 668050-DWG-SBU-C-102 C2; Overall site drainage layout 668050-DWG-SBU-C-101 C1; Drainage layout plots 2,3 and 6 668050-DWG-SBU-C-103 C2; Drainage layout plot 5 668050-DWG-SBU-C-105 C2; Drainage layout plot 4 668050-DWG-SBU-C-104 C2; Drainage details sheet 1 668050-DWG-SBU-C-110 C1; Drainage details sheet 2 668050-DWG-SBU-C-111 C1; Drainage notes 668050-DWG-SBU-C-100 C1; Storm water manhole schedules (sites 1,2,3, & 6) 668050-DWG-SBU-C-107 C2; Foul water manhole schedules (sites 1,2,3, & 6) 668050-DWG-SBU-C-108 C2; Drainage details sheet 3 668050-DWG-SBU-C-112 C1; Flood Risk Assessment prepared by Ramboll (page 11 with existing discharge rates); Permeable pavement 668050-SK-SBU-C; Flow exceedance

routes for Plot 1, Plot 2, 3 and 6, Plot 4 and Plot 5; 668050-REP-SBU-Drainage\_Summary

The Council has considered your application and decided to grant permission subject to the following informative(s):

Informative(s):

1 Reason for granting permission:

The following SUDS measures would be included: plot 1: attenuation unit 1 (20.4m<sup>3</sup>) and permeable pavements; plots 2, 3 and 6: attenuation unit 2 (28.8m<sup>3</sup>); plot 4: oversized chamber & permeable pavement; plot 5: attenuation unit 3 (6.8m<sup>3</sup> with hydro brake @ 3.4 l/s) and permeable pavements. The submitted details include exceedance routes, Microdrainage calculations and a summary of drainage results both per plot and for the overall site. The details have been reviewed by the Council's sustainability officer. The figures are clear and acceptable. Runoff rates would be reduced by approximately 50% to greenfield rates for the 1 in 100 +30% climate change events.

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 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 reminded that conditions 17 (sustainability statement - post completion certificate), 18 (service management plan), and 8b (remediation ground contamination) of planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17) are outstanding and require details to be submitted and approved.

You are advised that details for conditions, 5 (tree protection), 6b (facing materials), 9 (details of cycle storage) and 13 (hard and soft landscaping), of planning permission 2014/6697/P granted 31/3/2015 (as amended by 2016/2651/P dated 10/3/17) have been submitted and 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning