

Friday, 11 May 2018

Delivered by Planning Portal

Raymond Yeung
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Mr Yeung,

SITE REFERRED TO AS GARAGES TO THE SOUTH OF 27A WEST END LANE, LONDON NW6 4QJ

SUBMISSION OF DETAILS PERSUANT TO CONDITION 11 (SUSTAINABLE DRAINAGE SYSTEM), 13 (RAINWATER RECYCLING), 17 (DRAINAGE STRATEGY) AND 18 (PILING METHOD STATEMENT) OF PLANNING PERMISSION 2016/5031/P

On behalf of StreetPlot Ltd, please find enclosed the following information which is being submitted in relation to the full discharge of Condition 11, 13, 17 and 18 of the above planning permission;

The following drawings:

- Location Plan, 1:1250 @A4;
- Thames Water Asset Locations by Thames Water;
- L2216-S-20-009_02 Piling Layout 1:50 @A1 by PJCE;
- L2216-S-20-010_02 GA of Ground Floor (Structural) 1:50 @A1 by PJCE;
- L2216-S-52-700_01 Drainage Layout 1:50@A1 by PJCE;
- L2216-C-52-710_01 Drainage Details 1:20@A1 by PJCE;
- 1000-115 Water Butt Plan 1:50 @A1 by StreetPlot Ltd;

The following documents:

- L2216_02 Drainage and SUDS Technical Note by PJCE;
 - Includes Microdrainage calculations and SUDS Maintenance Plan
- CFA Piling Method Statement Rev A by StreetPlot Ltd;
- Feasibility of Rainwater Recycling Systems Rev P1 by StreetPlot Ltd;
- Buildover Approval by Thames Water;

The following product specification information:

- SUDS Permeable Paving (Drivesett Tegula Priora) by Marshalls Paving;
- Water Butt Specification (Rainbowl Flower) by 3P Technik UK;

The application has been submitted to Camden Council online via Planning Portal. A payment of £116 in respect of the application fee has been paid via the online portal.

The development permitted by planning permission 2016/5031/P is as follows:

“Demolition of the existing eight garages and the erection of a two to three storey terrace of 3x3bed townhouses (Class C3) and associated landscaping.”

Condition 11 (Sustainable Drainage System) states:

“Prior to commencement of development, full details of the sustainable drainage system shall be submitted and approved in writing by the local planning authority. Such a system shall be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such as that flooding does not occur in any part of the building or in any utility plant susceptible to water, and a shall demonstrate maximum run off rate of 5 l/s/ Proposed measures shall include:

- *Permeable Paving (142m²)*
- *Green Roofs (97m²)*
- *Planters*
- *Attenuation Tanks (3.6m³)”*

Condition 13 (Rainwater Recycling) states:

“Prior to commencement of development other than site clearance & preparation, details of the feasibility of rainwater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details.”

Condition 17 (Drainage Strategy) states:

“The development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface from the site shall be accepted in the public system until the drainage works referred to in the strategy have been completed.”

Condition 18 (Piling Method Statement) states:

“No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

We trust the accompanying details are acceptable to enable the full discharge of Condition 11, 13, 17 and 18. If you have any queries please do not hesitate to contact me.

Yours sincerely,

Paul Broadbent

Director, Architect RIBA

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