

Application ref: 2019/0900/P
Contact: Jonathan McClue
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Date: 19 March 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Cambridge House
373 - 375 Euston Road
London
NW1 3AR

Proposal: Details of Rainwater Harvesting Feasibility to discharge Condition 19 (rainwater recycling) of 2017/7079/P dated 13/02/2019 for: Change of use from offices (Class B1a) and car showroom (Sui Generis) to education use (Class D1) and associated works (refurbishment, a two storey extension, lowering of basement and creation of a terrace).

Drawing Nos: Rainwater Harvesting Feasibility Assessment and Design Proposal
Revision 2.0 dated 04/02/2019

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval of details:

A Rainwater Harvesting Feasibility Assessment and Design Proposal has been submitted to discharge condition 19. The proposed design for the rainwater harvesting system consists of five 2500 litre cylindrical tanks that are to be located in the B-18 plant room at basement level, which would collect rainwater from all roof areas. The overflow from the tanks would be connected to the drainage outlet at basement level. The storage tanks would be connected to a dedicated break tank and booster set, with a mains water connection for top-up when required, which would provide water to the WCs

and urinals. The results of testing analysis show that a large proportion of the available rainwater would be used regardless of the occupancy scenario.

The Council's Senior Sustainability Officer has reviewed the submission and considers that the condition can be discharged. The applicant is encouraged to adopt a detailed lifetime maintenance plan for the system, including agreed O&M responsibilities and funding, in order to ensure its sustainability long term.

No objections have been received. The site's planning history has been taken into account when coming to this decision.

On this basis, the condition is discharged as the details demonstrate that the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

- 2 You are reminded that conditions 3 (details and materials), 5 (trees), 8 (cycle parking), 9 (waste), 10 (piling method statement), 11 (basement engineer), 16 (PV), 17 (Sound insulation), 18 (air source heat pumps), 20 (green roof), 21 (mechanical ventilation), 22 (NO2 scrubbing system), 23 (air quality monitors) and 24 (SUDS) of planning permission 2017/7079/P dated 13/02/2019 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer