

Application ref: 2017/6156/P
Contact: Samir Benmbarek
Tel: 020 7974 2534
Date: 21 May 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Peter Taylor Associates Limited
Ground Floor West
7 Curzon Street
London
W1J 5HG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Central Somers Town Covering Land At Polygon Road Open Space
Edith Neville Primary School 174 Ossulston Street And Purchase Street Open Space
London
NW1**

Proposal: Details as required by condition 29 (Flood Risk Assessment- Plot 1), condition 32 (Flood Risk Assessment- Plot 4), condition 36 (Rainwater recycling- Plot 1) of planning permission 2015/2704/P dated 14/10/2016 for the demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height

Drawing Nos: Central Somers Town Community Facilities Plots 1 & 4: Flood Risk Assessment by MLM Group; Somers Town Plot 1; Community Facilities- VE ITEM Rainwater Harvesting.

AKA/057/6001_T2; AKA/057/6101_T2; AKA/057/6140_T2.

176 A0001_B; 176 A1101_D.

668831-SK-SBU-C-20170831.

UR 2016-128-PSD/32_B;

03134-XX-00501_A.

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

Informative(s):

1 Reason for granting approving details:

Conditions 29 and 32 required a Flood Risk Assessment to be submitted for plots 1 and 4 respectively. Submitted details include a flood risk assessment for both Plot 1 and Plot 4 of the development which demonstrates the reduction in the rate of surface water run-off and how the impact on the storm-water drainage system will be limited. The submitted documents have been reviewed by the Council's Sustainability Officer who has raised no objection following the submission of supplementary information and clarifications. Therefore the submitted details are considered to adequately demonstrate the mitigation of flood risk issues at Plot 1 and Plot 4.

Condition 36- The submitted details include improved water efficiency settings to be developed in Plot 1 of the development in place of rainwater harvesting in the overall rainwater recycling methods. The submitted details have been reviewed by the Council's Sustainability Officer who has raised no objection following supplementary information and clarifications. Therefore the submitted details demonstrate water efficiency and less need for water infrastructure at Plot 1.

On this basis, conditions 29, 32 and 36 can be discharged.

The application 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 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 advised that conditions 5, 6, 8, 9, 17, 18, 20, 21, 28, 30, 31, 33, 34, 35, 37, 38, 39, 41, 42, 44, 45, 47, 48, 49, 51, 52, 54, 55, 57, 58, 60, 61, 69, 70, 71, 73, 74, 84, 85, 87, 88, 89, 96, 97, 100, 102, 103, 104, 105, 106, 107, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and 142 of planning permission 2015/2704/P dated 14/10/2016 is outstanding and requires 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer