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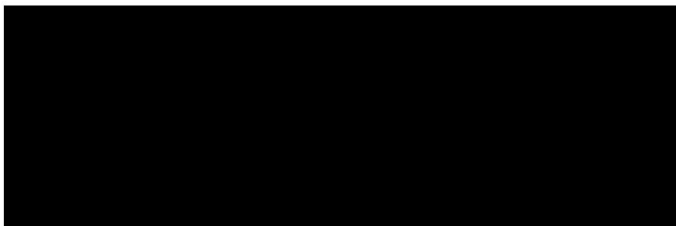
Dear David

**CENTRAL SOMERS TOWN, COVERING LAND AT POLYGON ROAD OPEN SPACE, EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE, LONDON NW1 1EE
APPLICATION TO DISCHARGE CONDITION 35 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 35 'Flood Risk Assessment - Plot 7' of planning permission reference 2015/2704/P (dated 14 October 2016) for the following proposed development:

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 comprising:

- *Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
 - *Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
 - *Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
 - *Plot 4: Replacement school (Use Class D1) ;*
 - *Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
 - *Plot 6: 14no. residential units; and*
- Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).*



Provision of 11,765 sqm of public open space along with associated highways works and landscaping.

The submission covers the following condition in respect of Plot 7 – the Brill Place Tower:

Condition 35 'Flood Risk Assessment - Plot 7'

“Prior to commencement of development a Flood Risk Assessment shall be submitted to the local planning authority and approved in writing.”

Enclosed with this application is a Flood Risk Assessment and Drainage Strategy, prepared by WSP, which assesses the risk of flooding at the site. We request that condition 35 is accordingly discharged by the council.

Please note that the document's sections on sustainable urban drainage are not relevant for discharge of condition 35 and should be ignored. The approach to SuDS in the report is likely to be superseded and a further submission will be made to the council in due course in relation to the relevant condition.

Please note: we would request that these details are also added to the file for pending application 2019/5882/P and that, should these details be considered acceptable, an amended condition is attached to the decision notice for that application, so that it reads as a compliance condition in relation to these submitted details.

Submission

I hereby provide the following as part of the condition discharge application:

- Cover letter, prepared by Turley (this document);
- Application form, prepared by Turley;
- Flood Risk Assessment and Drainage Strategy, prepared by WSP, dated October 2019; and

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me.

Yours sincerely



Oliver Jefferson
Associate Director

