

Our Ref: A113729-156 West End Lane: Conditions 19+20

**Development Management - Validation**

London Borough of Camden  
5 Pancras Square  
Camden  
London  
N1C 4AG

24<sup>th</sup> January 2020

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
APPROVAL OF DETAILS RESERVED BY CONDITION  
PLANNING PORTAL SUBMISSION: PP-08450717**

**156 WEST END LANE, WEST HAMPSTEAD, LONDON NW6 1UF**

On behalf of our client, A2Dominion Developments Ltd, we write to submit details reserved by Conditions 19 and 20 pursuant to planning permission dated 23<sup>rd</sup> June 2017 (2015/6455/P). The following details are submitted for approval:

- Existing and Proposed Levels (Drawing no. 0100 Rev. P01)
- Proposed Surface Water Drainage and Rainwater Recycling Plan (Drawing no. 0200 Rev. P02)
- Proposed Roof Plan (Drawing no. SK (06) P003 Rev. PL)

Condition 19 states:

*Prior to commencement of any development other than site clearance & preparation details of a surface water drainage scheme for the site, based on the approved Flood Risk Assessment (Flood Risk Assessment, Rev H submitted in November 2016 by Tim Trotman of IESIS) shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall include 1500sqm of green/brown roofs, rainwater harvesting, and attenuation tank with hydrobrake (12.5m x 12m x 1.2 m) and achieve a reduction in surface water run-off rates to 14 l/s. The development shall not be implemented other than in complete accordance with the surface water drainage scheme incorporating any required changes as a result of the details that have been approved. The development shall not be implemented other than in complete accordance with the surface water drainage scheme incorporating any required changes as a result of the details that have been approved.*

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in 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.

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Condition 20 states:

*Prior to commencement of any 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.*

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13, and DP23 of the London Borough of Camden Local Development Framework Core Strategy.

### **Design Strategy**

The proposed scheme design (Drawing no. 0200 Rev. P02) incorporates sufficient below ground storage to cater for a 1 in 100yr storm event with an additional allowance of 40% for climate change. Storage has been provided within a main cellular storage tank located below the courtyard of the Eastern block. Additional storage has been provided within the courtyard at surface level to cater for extreme events. In accordance with Condition 19, the proposed design also incorporates 1,663sqm of green and biodiverse roofing systems to attenuate surface water flows entering the piped drainage system (as shown on Drawing no. SK (06) P003 Rev. PL). Surface water flows off site are to be limited to 14l/s in accordance with the Flood Risk Assessment (Rev. H) approved in June 2017 (prepared by Iesis Special Structures dated November 2016). Flows are to be controlled with the use of a hydrobrake flow control valve located within chamber 'S0' prior to connection into the existing surface water manhole 'CE1' (please refer to drawing no. 0200 Rev. P02).

In accordance with Condition 20, which requires the submission of details of the feasibility of rainwater recycling proposals, the surface water drainage system serving the Western block incorporates a 5,000-litre rainwater harvesting tank to provide water re-use for toilet flushing within the adjacent commercial start-up units.

Flows off site reflect the existing arrangement with surface water discharging into the combined box culvert system running within Network Rail land to the south.

The proposals accordingly seek to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system; and contribute to minimising the need for further water infrastructure in 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.

I trust that the information provided will allow the application to be validated and the determination process to progress. If you require further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Mc Laughlin', with a stylized, cursive script.

Julie Mc Laughlin  
**Associate**  
WYG Environment Planning Transport Limited