

Sofie Fieldsend
Regeneration and Planning
London Borough of Camden
Camden Town Hall
London
WC1H 8ND

27th January 2020

Dear Sofie,

DISCHARGE OF CONDITION 47A (DRAINAGE STRATEGY) FOR PLANNING PERMISSION REF: 2017/3847/P, AS AMENDED. AT MORRISONS SUPERSTORE AND PETROL FILLING STATION, CAMDEN GOODS YARD, CHALK FARM ROAD NW1 8EH.

We write regarding our discharge of condition 47A application (Planning Portal reference PP-08455668) in respect of the PFS land parcel for the 'Camden Goods Yard' project.

Project background

On 15 June 2018 full planning permission (ref: 2017/3847/P) was granted for the redevelopment of the 3.26 hectare site located off Chalk Farm Road, adjacent to Juniper Crescent and Gilbeys Yard in Chalk Farm, Camden.

On 7 January 2020 a S73 application was submitted (ref: 2020/0034/P) to vary Condition 4 (approved drawings) for redevelopment of the petrol filling station site and main supermarket site; namely for a single storey temporary food store on the Petrol Filling Station site with associated parking, servicing, access and landscaping.

Condition 47 (A) Water Supply Infrastructure requires the following:

A. Prior to commencement of development on the PFS land parcel a drainage strategy for that parcel of land detailing any on and/or off site drainage works shall be prepared in consultation with the sewerage undertaker and submitted to and approved in writing by the local planning authority.

The drainage strategy for the relevant parcel of land shall include details of :

- a. a sustainable urban drainage system (SUDs) which is based on a 1 in 100 year event with 40% provision for climate change demonstrating attenuation to support no more than three times greenfield runoff rate.*
- b. Goods Yard raingarden and any other SUDs features within the public realm including a plan of maintenance.*

The drainage works and features approved for the relevant parcel of land shall be implemented in full prior to first discharge of foul or surface water from the relevant parcel of land into the public system.

Reason: To ensure reduce the rate of foul and surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policy CC3 of the Camden Local Plan 2017

Enclosed information

The application has been submitted electronically via the Planning Portal reference PP-08455668. The application fee of £116 has been paid through the planning portal's online payment system.

In addition to this letter, this application includes the following supporting items:

- AECOM Temporary Drainage Strategy Report

We trust the enclosed provides sufficient information to discharge this condition. If you have any queries or require further detail to determine this application please do contact me on 0207 471 4444 or jack.landor@stgeorgeplc.com.

Yours sincerely

Jack Landor
Land Buyer
St George West London Ltd