

Application ref: 2020/0395/P
Contact: Rachel English
Tel: 020 7974 2726
Date: 5 March 2020

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

WYG
11th Floor, 1 Angel Court
London
EC2R 7HJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
156 West End Lane
London
NW6 1UF

Proposal:

Details of rainwater recycling proposals and surface water drainage required by conditions 19 and 20 of planning permission 2015/6455/P dated 23/06/2017 (for the Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys..)

Drawing Nos: Cover letter from WYG Ref: A113729-156, drawing numbers 0100 Rev. P01, 0200 Rev. P02, SK (06) P003 Rev. PL.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving details:

Condition 19 requires details of a surface water drainage scheme based on the approved Flood Risk Assessment. The submission includes layout drawings showing the main proposed cellular storage tank. Its dimensions are 10m x

16m x 1.6m = 256 m³, a capacity improvement against the 180m³ required by the condition. The roof drawings show the green and biodiverse roofs. The position of the hydrobrake flow control limiting discharge from the site to the sewer to 14 l/s is also shown in the drainage network. The details have been agreed by the LLFA. It is considered that sufficient information has been submitted to discharge the condition 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.

Condition 20 requires details of the feasibility of rainwater recycling proposals. The applicant has submitted details showing the proposed 5,000 litre rainwater tank on the layout drawings as per approved plans. This is to provide flushing water for toilets in the start-up commercial units. There are sufficient details to discharge the condition and the details are in accordance with policies CS13, and DP23 of the London Borough of Camden Local Development Framework Core Strategy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

- 2 You are reminded that conditions 3 (proposed slab levels), 4 (brickwork samples), 5 (materials details), 7 (details of boundary treatments), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (3) and (2)), 11 (lighting strategy), 12 (details of building foundations), 13 (details of living roofs), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 17 (piling method statement), 18 (impact studies of the existing water supply), 24 (evidence of water use), 25 (details of PV panels), 26b (details of contamination remediation measures), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 35 (building vibration details), 36 (details of enhanced sound insulation), 37 (sound insulation details), 38 (CHP noise assessment), 39 (odour mitigation details), 44 (cycle parking details), 45 (details of electric vehicle charging) of planning permission 2015/6455/P granted on 23rd June 2017 are outstanding and require details to be submitted and approved.
- 3 You are advised that conditions 21 (details of proposed CHP), 22 (details of CHP stack), 23 (air quality monitoring) have been submitted and are currently pending decision.

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 above the printed name and title.

Daniel Pope
Chief Planning Officer