

Application ref: 2020/1817/P
Contact: Laura Hazelton
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Development Management
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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Space House
1 Kemble Street and 43-59 Kingsway
London
WC2B 4TE

Proposal:

Details of the sustainable drainage system (SuDS) required by condition 15 of planning permission ref: 2019/2773/P dated 26/11/2019 (for the change of use of Class B1 offices to Class A1/A3 and flexible Class B1 office / Office and events space (sui generis); removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; and associated works).

Drawing Nos: 101478-PF-SH-B2-DR-D-0001 rev T02, 101478-PF-SH-00-DR-D-0002 rev P02, 101478-PF-SH-00-DR-D-0001 rev T02, Drainage Strategy Report ref: 101478-PF-ZZ-XX-RP-D-0001 dated April 2020.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The submitted Drainage Strategy Report demonstrates that the use of soft landscaping and small-scale attenuation will attenuate surface water flows,

provide water quality treatment and prevent downstream flooding and reduce overall discharge rates. The drainage proposals would achieve a 50% betterment on existing runoff rates, via soft landscaping (planters) and a 90m3 basement tank.

The details have been reviewed by the Council's Sustainability Officer who has confirmed that, given the site constraints, existing highly-developed site and the limited new build, the details are acceptable and sufficient to discharge condition 15.

As such, the proposed sustainable drainage system (SuDS) would sufficiently 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 CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 13 (Artificial Lighting), 18 (Landscape details), 21 (Retail layout), 22 (Safety and security), and 23 (Restaurant management strategy) of planning permission granted on 26/11/2019 under reference 2019/2773/P are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 14 (Solar PV feasibility and details) and 16 (Air quality) which are pending determination.

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



Daniel Pope
Chief Planning Officer