

Application ref: 2019/6373/P
Contact: Josh Lawlor
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Date: 26 May 2020

Development Management
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84 Theobald's Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details for condition 35 (Flood Risk Assessment) of planning permission reference 2015/2704/P dated 14/10/16 (for demolition of existing buildings and the provision of a replacement school; community facilities; flexible Class A1/A2/A3/D1 floorspace and 136 residential units over 7 buildings; public open space, associated highways works and landscaping).

Drawing Nos: 7370-WSP-00-ZZ-RP-D-520101-Rev-1 (Floor Risk Assessment and Drainage Strategy), 7370-WSP-00-B1-DT-D-520102-P1, 7370-WSP-B1-DT-D-520101-P1, 0209592-hl-xx-b1-ga-p-523-0000_T03, Thames Water Foul Water Calculator.

The Council has considered your application and decided to grant permission

Informative(s):

1 Reason for granting approval-

The Council's Sustainability Officer has reviewed the submitted Flood Risk Assessment (RFA) report and confirms that reasonable conclusions have been

reached. Brill Place and CST generally are designated as 'low to very low' on the national scale of risk, and the site does not evidence a locally elevated flood risk in Local Plan terms. The FRA has been produced as a response to the automatic requirement for sites over 1 ha, namely the wider CST scheme of which this plot is part. No additional flood risk mitigation or resilience is proposed, which is acceptable given the evidence. The condition can be discharged on this basis.

The full impact of the proposed development has already been assessed.

As such, the proposed details are 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.

- 2 You are advised that conditions 5, 6, 8, 9, 17, 18, 21, 28, 29, 30, 31, 32, 33, 34, 36, 38, 39, 41, 42, 44, 45, 47, 50, 51, 52, 53, 54, 56, 57, 58, 59, 60, 68, 69, 70, 73, 74, 84, 85, 87, 89, 89, 96, 97, 100, 102, 104, 105, 106, 107, 109, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 126, 127, 128, 129, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141 and 142 of planning permission 2015/2704/P dated 14/10/2016 are outstanding and require details to be submitted and approved.

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