



GERALDEVE

London Borough of Camden
Planning and Building Development
5 Pancras Square
King's Cross
London
N1C 4AG

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Kristina Smith

29 January 2021

Our ref: LJW/CKE/LOB/SAV/U0007738

Your ref: 2019/3138/P / PP-09395284

Dear Sir / Madam,

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 8 (Sustainable Urban Drainage Strategy) of Planning Permission Reference: 2019/3138/P

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 8 (Sustainable Urban Drainage Strategy) attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

Background

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to discharge condition 8 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Sustainable Urban Drainage Strategy

Prior to commencement of any development other than works of demolition, site clearance & preparation, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority.

Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff. The system shall be implemented as part of the development and thereafter retained and maintained.”

Condition Discharge

This application seeks to discharge condition 8 attached to the aforementioned planning permission (ref. 2019/3138/P). Specifically, this application sets out the details in relation to a sustainable urban drainage strategy to be implemented at 115-119 Camden High Street.

The below ground drainage design has been designed for all storm events up to and including the 1 in 100 year event plus 30% climate change, as well as creating attenuation within the proposed blue roof system for which details are contained within the documentation.

Also included is a maintenance strategy which it is recommended is implemented post installation of the below ground drainage, this will allow continued performance of the drainage system.

Accordingly, we enclose the relevant details in respect of providing information on the sustainable urban drainage strategy at 115-119 Camden High Street, for your formal approval.

Further details including the specification and appropriate justification of sustainable urban drainage strategy are outlined in the accompanying documentation, prepared by Clancy Consulting, and which is submitted in support of this approval of details application.

Application Documentation

The relevant documentation comprising details of the proposed sustainable urban drainage strategy at 115-119 Camden High Street are set out in the material submitted in support of this approval of details application to discharge condition 8.

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed approval of details application form (ref. PP-09395284) (dated 29 January 2021), prepared by Gerald Eve LLP;
- Drainage Maintenance Strategy (N.D), prepared by Clancy Consulting Ltd;
- 1 in 1 year 15 min Event Calculations (dated 15 August 2019), prepared by Clancy Consulting Ltd;
- 1 in 100 Year Event + 30% Calculations (dated 05 November 2019), prepared by Clancy Consulting Ltd;
- 115-119 CHS SUDS Compliance Letter, prepared by Clancy Consulting Ltd;
- Blue Roof Storage and Outflow Summary Pt 1 (N.D), prepared by abg engineering;
- Blue Roof Storage and Outflow Summary Pt 2 (N.D), prepared by abg engineering;
- Supporting Drainage Strategy Plans and Drawings (dated 15 December 2020), prepared by Clancy Consulting Ltd; and
- QBAR Calculations (15 August 2019), prepared by Clancy Consulting Ltd.

Summary

This approval of details application has been submitted via the Planning Portal (ref. PP-09395284).

The requisite approval of details application fee of £141.00 (including the £25.00 Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Avis (020 3486 3524) or Kathryn Tyne (020 3486 3735) of this office.

Yours faithfully,



Gerald Eve LLP

SAviss@geraldeve.com

Direct tel. +44 (0)203 486 3524

Enc. As above via the Planning Portal