

Application ref: 2020/5125/P
Contact: Kristina Smith
Tel: 020 7974 4986
Email: Kristina.Smith@camden.gov.uk
Date: 11 March 2021

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

ROK Planning
16 Upper Woburn Place
London
WC1H 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

140-146 Camden Street
London
NW1 9PF

Proposal:

Details of sustainable drainage required by condition 7 of planning permission 2019/5155/P dated 10/07/2020 for a variation to permission ref. 2014/7908/P dated 11/05/2016 (later amended by 2019/3403/P dated 10/09/2019, 2017/1407/P dated 28/11/2017) for redevelopment of 1-8 storey building (plus basement) of commercial and residential units.

Drawing Nos: SUDs Proforma (received 05/03/2021); A Blue Roof Calculation Report prepared by Radmat Building Products (dated 27th October 2020); A Blue Roof Calculation Summary prepared by Radmat Building Products (dated 27th October 2020); A Roofs Key Plan prepared by Chassay + Last (dated 2nd December 2019); Below Ground Drainage Layout prepared by Patrick Parsons (dated 30th June 2020); Below Ground Drainage Details Sheet 1 prepared by Patrick Parsons (dated 30th June 2020); Below Ground Drainage Details Sheet 2 prepared by Patrick Parsons (dated 30th June 2020); Below Ground Drainage Manhole Schedule prepared by Patrick Parsons (dated 30th June 2020); Below Ground Drainage Technical Summary prepared by Patrick Parsons (dated 1st January 2020); A Wastewater Report prepared by Thames Water (dated 20th March 2020); MSCC4 Sewers & Drainage GB (SRM4 Scoring) (dated 7th April 2020); Below Ground Drainage Management and Maintenance (March 2021)

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

Informative(s):

- 1 The SuDS proposal exceeds the minimum performance requirements of the condition. Blue roofs with a storage capacity of 64.2m² would manage 100% of the required storage to achieve greenfield runoff rates.

The development would reduce peak discharge rates of a 1in100 storm event (plus climate change provision) from 47.9 to 1.95 l/s.

A maintenance strategy has been provided to ensure the drainage network maintains performance levels over its lifetime.

Thames Water have confirmed no objection. A CCTV drain survey was carried out.

The Council's sustainability officer has been consulted on the details and raises no objection to discharging the condition.

As such, the proposed details are in general accordance with policy CC3 of the Camden Local Plan 2017 and the condition can be discharged.

- 2 You are reminded that conditions 3 (materials), 4 (landscaping), 6 (green roof), 11 (CHP specification), 20 (ground investigation) and 15 (post-construction waterway wall survey) of planning permission ref 2014/7908/P dated 11/05/2016 (as later amended by planning permissions ref. 2017/1407/P dated 28/11/19, 2019/3403/P dated 10/09/2019; and 2019/5155/P dated 10/07/2020) 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