

Application ref: 2020/4460/P
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Reed Watts
21c Clerkenwell Road
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

The Roundhouse Theatre
Chalk Farm Road
London
NW1 8EH

Proposal: Details of Sustainable Urban Drainage as required by condition 11 of planning permission ref: 2016/5760/P dated 16/08/2018 for: 'The erection of a new building ranging from two to four storeys in height to accommodate new studios (Class D1) and offices (Class B1) within the service yard and the addition of a sixth storey to the existing 'container' office building for office accommodation (Class B1) together with installation of rail side storage containers and associated works within the service yard area.'

Drawing Nos: Design Note dated 08.06.2021 Ref 2796 DNT 610^; Roundhouse Campus Architectural Specification for Construction C02 dated 06.07.2021 1906(SP)Q37; Roundhouse Campus Architectural Specification for Construction Q25, 1906; 1906(27)001 Rev C02; Thames Water letter dated 06.07.2021 and 22.07.2021; 1906(0)154 Rev H; 609 Rev T1; 1906(90)005; 1906(0)010 P03 Rev P02; Email dated 09 July 2021 from Matt Wats (planning agent).

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for discharging condition:

Condition 11 requires details of sustainable urban drainage system which should be based on 1:100 year event with 30% provision of climate change.

The information provided demonstrates that the proposed green roof on Campus Building of 132sqm with a substrate of 120mm, alongside permeable paving to the external works adjacent to the proposed Campus Building which

allow infiltration to the ground and provision of attenuation tanks below ground of Campus building and Railside storage, would reduce the runoff rate by 50% across the site. The outflow from the SuDs attenuation tanks will be controlled prior to discharge into the public sewer via the existing connection. The SuDs system is based on 1:100 year event with 30% provision of climate change.

As such, the proposed discharge rate for the whole site would be 67 l/s which is a 50% betterment on the existing and achieves the minimum expected by policy. Thames Water have confirmed that they could accommodate this. The proposals meet the policy minimum requirement and are acceptable.

The full impact of the proposed development has already been assessed. The proposed details demonstrate the proposal would reduce surface run-off water from the buildings and limit the impact on storm-water drainage system.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (materials), 5 (part) (soft landscaping), 8 (servicing management plan), 9 (cycle storage), 10 (photovoltaics), 12 (green roof), 13(b) (land contamination - remediation measures), & 16 (lighting) of planning permission ref: 2016/5760/P dated 16/08/2018 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