

Application ref: 2019/6142/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 6 August 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

Temple Group
52
Bermondsey Street
LONDON
SE1 3UD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Centre Block
44 Cleveland Street
London
W1T 4JT

Proposal:
Details of SUDS as required by condition 21 of planning permission reference 2017/0414/P (dated 15/01/2018) for "Refurbishment of the existing Workhouse and North and South Houses, part demolition of the South House and redevelopment of the remainder of the site." (abbrev.)

Drawing Nos: MHA-ACM-XX-00-DR-C-00001; MHA-ACM-XX-B1-DR-C-00002; MHA-ACM-XX-XX-DR-C-00010 Rev P05; MHA-ACM-XX-XX-DR-C-00011 Rev P05; MHA-ACM-XX-XX-DR-C-00012 Rev P05; MHA-ACM-XX-XX-DR-C-00013 Rev P05; MHA-ACM-XX-XX-DR-C-00014 Rev P03; MHA-ACM-XX-XX-DR-C-00015 Rev P03; MHA-ACM-XX-XX-DR-C-00016 Rev P02; MHA-ACM-XX-XX-DR-C-00020 Rev P03; Cover letter, dated 09/12/2019; Drainage Strategy (Aecom), dated 04/11/2019; Below Ground Drainage Specification (Aecom), dated 05/11/2019; Onsite Pavement Build-up Specification (Aecom), dated 05/11/2019.

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

Informative(s):

1 Reasons for granting

This application seeks to discharge condition 21 of planning permission 2017/0414/P, dated 15/01/2018. Condition 21 requires the submission of details of a sustainable urban drainage system which is based on a 1 in 100 year event with 40% provision for climate change demonstrating 50% attenuation of all runoff.

Details have been provided which demonstrate that Sustainable Drainage Systems (SuDS) will be used where practicable throughout the site, in the form of blue roofs, soft landscaping and planting, permavoids and precast concrete attenuation tanks. The proposed surface water discharge rate to the Cleveland Street Thames Water sewer will provide an 89% betterment against existing the brownfield rate in the 1 in 100-year event. All the attenuation volumes are calculated for 1 in 100-year storm event plus 40% climate change allowance.

It is worth noting that the quality of the SuDS has weakened since the application was submitted insofar as there is a greater reliance on the permavoid system and concrete attenuation tanks than indicated at the time of the planning application; however, the details do meet the requirements of the condition and as such the condition can be discharged.

The full impact of the development has already been assessed.

The proposed details are in general accordance with Policy CC3 of the Camden Local Plan 2017 and condition 21 can be discharged.

2 Details to fully discharge condition 6 (post investigation assessment, WSI) have been submitted under planning application reference 2020/2941/P, which is pending determination.

Details for condition 20 (piling method statement) have been submitted under planning application reference 2020/2732/P, which is pending determination.

The following conditions require details to be submitted and approved prior to the relevant works: 9 (green roof), 12 (privacy screens), 15 (details of photovoltaic cells and solar thermal panels), 16 (feasibility of rainwater recycling), 22 (Mechanical ventilation systems), 27 b, c, d, e, f (design details), 29 (lighting strategy), 30 (landscaping), 32 (details of Bedford Passage), 35 (enhanced sound insulation details).

The following conditions require details to be submitted and approved prior to occupation of the development: 5 (evidence of Building Regulations Part M4 (3)(2a)), 8 (memorial plaque), 14 (evidence of design for maximum water use) and 19 (Bird and bat box locations).

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer