

Application ref: 2020/4813/P  
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Date: 11 August 2021

**Development Management**  
Regeneration and Planning  
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Braeside Developments Ltd  
4 Springwood Hall  
Springwood Park  
Tonbridge  
TN11 9LZ  
Kent

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:  
**294-295 High Holborn**  
**London**  
**WC1V 7JG**

#### **Proposal:**

Details pursuant to condition 13 (Sustainable Urban Drainage System) of planning permission ref 2017/1827/P dated 15/08/2018 (for erection of a 9 storey building comprising retail use at basement and ground floor levels, office use at first and second floor levels and 10 residential units above including plant and associated works).

Drawing Nos: Cover letter (Braeside Developments) 19.10.2020, Below Ground Drainage Strategy Summary (MBP), Site Drainage Evaluation 29/7/2020, 6940-MBO-ZZ-B1-XX-D-0099, Surface Water Storage Requirements for the Site (HR Wallingford) 29/07/2020, SUDS Management & Maintenance Plan, Flood map for planning (Environment Agency) 26 Apr 2021, Risk Assessment in Design for Public Health Services [Drainage] (Attridge Associates Ltd) March 2021, Trial Holes (MBP), Clean Water Capacity Report (Thames Water) 17th May 2021, Surface Water Drainage Pro-forma for new developments (MBP Ltd) 29/04/2021, Greenfield runoff rate estimation (HR Wallingford) Apr 26 2021.

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

#### **Informative(s):**

- 1 Reason for approval:

Full details of the sustainable drainage system, including a lifetime maintenance plan, have been submitted. The Council's Flood Risk Officer has assessed the details and is satisfied that this condition can be discharged as the details demonstrate that the scheme will reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system.

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

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

- 2 You are advised that the following conditions are still outstanding for application reference 2017/1827: 3 (part b), 4, 6, 9, 10, 16, 18.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer