

Application ref: 2020/5343/P
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Date: 10 November 2021

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Tibbalds Planning and Urban Design Ltd.
19 Maltings Place
169 Tower Bridge Road
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
20-23 Greville Street
London
EC1N 8SS

Proposal:

Details of sustainable urban drainage system required by condition 8 of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos:

J3304-B-DR-1RF0_07_S4, J3304-C-CA-0001_04_S9 Surface and Foul Calculation Pack, J3304-C-RP-0001_03_S9 Sustainable Drainage Strategy, Med0 SedumPlus Extensive Green Roof Systems Maintenance Data, Med0 D40 Reservoir/Drainage Board Product data sheet, Med0 G11 Filter Fleece Product data sheet, GM20 Extensive Substrate Product data sheet, Med0 SedumPlus Product data sheet, J3304-C-DR-0090_02_S4, J3304-C-DE-0400_00_S4, J3304-M-DR-1B10_06_S4, J3304-M-DR-1000_07_S4, J3304-M-DR-1010_07_S4, J3304-M-DR-1020_08, J3304-M-DR-1050_07_S4, J3304-M-DR-1060_07_S4, MG Med0 SedumPlus Extensive Green Roof Maintenance_Rev 1, 248_1060_RevT3_SuDS Roof Plan, 248_1120_RevT2_North and East Elevation_Drainage, 248_1121_RevT2_West and South Elevation_Drainage, 248_7000_RevT3_Roof Build Up Details, 248_1060_RevT3_SuDS roof plan, 248_1065_RevT3_Drainage ground and fifth floor plan, 248_7014_RevT2_Roof

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

Informative(s):

1 Reasons for granting approval

Full details have been submitted of the proposed sustainable urban drainage system. The details confirm the system has been designed to accommodate all storms up to and including a 1:100 year storm event with a 40% provision for climate change such that flooding would not occur in any part of the building or in any utility plant susceptible to water, and to demonstrate a 30% or better reduction in run off rate for the extension area.

Following the submission of additional details and drainage calculations, and a lifetime maintenance programme, the Council's Lead Local Flood Authority Officer has confirmed the details are acceptable and sufficient to discharge condition 8.

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

As such, the submitted details would ensure the development would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system and are in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

2 The following conditions require details to be submitted and approved prior to occupation of the development: 11 (Solar PV details), 12 (Air source heat pump details).

Details have been submitted to discharge Condition 3 part F (façade details) and are pending determination.

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 2021.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer