

Application ref: 2021/4852/P
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Mr. Gennaro D'Alo
2a St. Georges Road
London
NW11 0LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Light Industrial Estate Redevelopment Site
Liddell Road
London
NW6 1PL

Proposal:

Details pursuant to Condition 16 (Drainage Statement) granted under reference 2014/7651/P dated 31/03/15 for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.

Drawing Nos: Drainage Statement Draft 1; Document Issue Record; 29100-PAM-ZZ-XX-DR-C-6101; Price & Myers STORM SEWER DESIGN

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

Informative(s):

1 Reason for approval:

This application is to discharge condition 16 - relating to the details of a sustainable urban drainage system. The site is within Flood Zone 1 and the proposed types of conveyance / attenuation features include rainwater

harvesting tank, permeable paving and below ground cellular attenuation tanks. This would result in a runoff rate restriction (l/s): 6.5 l/s (Phase 2). The submitted drainage statement is considered sufficient to demonstrate that the proposed sustainable urban drainage system achieves a greenfield run off rate for the 1 in 100 year event. This would allow for climate change as detailed in the approved floor risk assessment. The Council's Energy and Sustainability officers have assessed the submitted statement, which is considered acceptable as they will satisfactorily limit the discharge on the site. It is recommended that condition 16 is discharged.

Thames Water have approved the surface water discharge rates as part of a pre-development application.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CC3, A1 and D1 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (Location of affordable housing), 8 (Cycle parking), 12 (Sample panels), 13 (Details of gates), 17 (Living roofs), 23 (Detailed landscape plan) and 28 (Plant) of planning permission 2014/7651/P dated 31/03/15 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 2021.

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