

Application ref: 2021/4856/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 19 (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: SK610 1; SK609 1; 29100 / 6200 P05; 29100 / 6107 P01; 29100 / 6106 P03; 29100 / 6105 P03; 29100 / 6104 P03; 29100 / 6103 P03; 29100 / 6102 P03; 29100 / 6101 P03; 29100 / 6004 P05; 29100 / 6003 P04; 29100 / 6002 P03; 29100 / 6001 P03; 29100 / 6000 P05; 29100/0002 P03; London Sustainable Drainage Proforma v2019.02; Drainage Statement Rev 2

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

Informative(s):

- 1 Reason for approval:

This application is to discharge condition 19 - relating to details of a drainage statement. The submitted drainage statement and plans outline details of the flows of surface water run off, sewage effluent, attenuation, attenuation ponds and surface and foul water.

No ponds are proposed as part of Phase 2, which is acceptable to discharge point 4 of condition 19. The discharge rate of 6.5l/s in the Proforma achieves a greenfield run off for 1 in 100 year event plus 40% climate change and matches the agreed discharge rate in the letter dated 16/9/21 from Thames Water in the appendices of the Drainage Report. Flows shown in (29011-SK601_1 - Overland Flow Paths) are directed to the south, away from the railway to the north and the park to the west.

The Council's Sustainability officer has assessed the submitted documents and is satisfied that all issues have been addressed and recommends all parts of condition 19 to be discharged. A consultation response has also been received from Thames Water confirming that they are satisfied with the information submitted and the condition can be discharged.

As such, the proposed details sufficiently demonstrate the development would reduce the risk of sewage flooding and are in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 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