

Date: 12 June 2022

Ref: 20098 disch of plang cond 8

David Fowler
Deputy Team Leader
Regeneration and Planning
Supporting Communities
London Borough of Camden

Dear David

Re: Planning Application ref: 2021/2472/P, 150 Royal College Street NW1A 0TA, submission for discharge of condition 8

The Application Site

As shown on the site location plan the site is located on the East side of Royal College Street and on the South side of the Regents Canal.

Planning History

Full Planning Permission as the reference above was granted on 28 April 2022, subject to a Section 106 Legal Agreement (since executed) for:

Removal of existing metal walkway and boundary railings. Infill of existing carpark and erection of four storey building (Ground to 3rd floor and green roof) comprising office workspace (Class E), associated landscaping, mews improvements and cycle provision.

The permission is subject to a number of conditions, including those listed below, which this submission is seeking to discharge.

Condition 8 Surface water drainage

The condition states that:

Prior to the commencement of the development hereby permitted, full details of the proposed surface water drainage, for the construction, and operational phases of the development, shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with the Canal and River Trust), and thereafter implemented in accordance with the approved details.

Reason:

To determine the potential for pollution of the waterway and likely volume of water, prior to work commencing. Potential contamination of the waterway and ground water from wind blow, seepage or spillage at the site, and high volumes of water should be avoided to safeguard the waterway environment and integrity of the waterway infrastructure in accordance with Camden Local Plan policies CC1, CC2 and CC3.

Information submitted to discharge condition 8:

Construction stage – please see document submitted with this application entitled “SURFACE WATER MANAGEMENT STRATEGY FOR CONSTRUCTION PHASE AT NEW OFFICE DEVELOPMENT 146 – 150 ROYAL COLLEGE STREET LONDON NW1 0TA FOR R.E.D. CONSTRUCTION LTD”

Operational phase – please see document submitted with this application entitled “Drainage Strategy and SuDS

Development Design Note”, with appended drawings of surface water drainage. In addition it is confirmed that there

are and will be no stores of hydrocarbons or any other polluting liquids in the Development that could seep or spill into the land and adjacent watercourse.

This information has been issued direct to the Infrastructure Services Team at the Canal and River Trust.

Yours sincerely

For and on behalf of HartDixon

Barry Shambrook

Partner