

Date: 15/12/2022
Your Ref:
PP-11770274 Our Ref:
12698

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Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): TYBALDS ESTATE, NEW NORTH STREET, LONDON, WC1N 3JT (REF. 2021/3580/P)

APPROVAL OF DETAILS APPLICATION TO PARTIALLY DISCHARGE CONDITION 8 (SUSTAINABLE DRAINAGE SYSTEM)

We write on behalf of the London Borough of Camden Council ('Applicant'), to submit an application to partially discharge Condition 8 (Sustainable Drainage System) in connection with development at Tybalds Estate, New North Street, London, WC1N 3JT (the 'Site'), secured by planning permission reference 2021/3580/P.

Background

On the 14th October 2022, planning permission was granted, following the completion of the shadow S106 agreement for:

"Demolition of existing storage sheds and infill development on the existing Tybalds Estate including erection of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential homes (Class C3) comprising 28 affordable and 28 market units with associated community space, alterations to existing residential block entrances, provision of a lift to existing Devonshire Court, refuse facilities, public realm improvements, alterations to parking layout, cycle parking, landscaping and associated works." (ref: 2021/3580/P).

A number of pre-commencement conditions are attached to the consent and are required to be discharged prior to implementation of the development.

The Applicant intends to initially deliver the 10 underbuild affordable units, located in the converted existing floorspace at lower ground floor level of the existing Blemundsbury, Richbell and Falcon blocks. Associated hard and soft landscaping works are also proposed adjacent to these blocks. Submitted plan reference X-702 details the extent of the initial development.

This partial discharge application relates to the delivery of the underbuilds and associated works (see submitted plan ref. X-702) at the Site. The condition will be further discharged when further development comes forward on the site.

Partners

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Condition 8 – Sustainable Drainage System

In the Planning Permission (ref. 2021/3580/P), it states that Condition 12 requires:

“Prior to commencement of the proposed development, full details of the sustainable drainage system shall be submitted to, and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water and shall demonstrate the runoff rates approved by the Local Planning Authority. A revised drainage statement, SuDS pro-forma and supporting evidence should be included with:

- *The proposed surface water discharge rates or volumes, and associated flow control measures, and calculation/modelled evidence to support the proposed discharge rates;*
- *Agreement in writing of the proposed discharge rates and outfall rates with the relevant regulatory authority;*
- *Typical/standard details for proposed features such as permeable pavements/surfacing, green roofs and other proprietary drainage elements proposed;*
- *Demonstration of no flood risk to buildings and measures to manage exceedance flows on site;*

Details shall include a lifetime maintenance plan, and systems shall thereafter be retained and maintained in accordance with the approved details”.

To partially discharge Condition 8 the following information has been submitted:

- Proposed Masterplan: Underbuilds delivery and associated works (drawing ref. X-702);
- Tybalds Estate Phase 1 Drainage Strategy Report, prepared by Mason Navarro Pledge (mnp) (December 2022); and
- Tybalds Estate Flood Risk Assessment and Drainage Strategy Report Rev P03, prepared by Mason Navarro Pledge (mnp) (June 2021).

The Flood Risk Assessment and Drainage Strategy Report prepared by Mason Navarro Pledge (June 2021) covers the full site and is an approved document, which forms part of the planning permission. A copy of this report has been submitted with this application, for information.

The more recently prepared Drainage Strategy Report (December 2022), also submitted with this discharge of condition application, focuses upon the land associated with the delivery of the underbuilds and associated works and addresses the requirements of Condition 8, relevant to the delivery of the underbuilds.

I trust that this provides you with all of the required information, however if you have any queries, please contact me on the below details.

Yours faithfully,

L. Freeman

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