

Application ref: 2020/1927/P  
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Date: 13 February 2023

**Development Management**  
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Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**369-377 Kentish Town Road  
London  
NW5 2TJ**

Proposal:

Details required by Conditions 16 (Sustainable Urban Drainage, Part A Only), 30 (Rainwater Harvesting or Greywater Recycling) and 32 (Revised Air Quality Risk Assessment) of planning permission 2019/0910/P dated 12/03/2020 (for Redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road.

Drawing Nos: Planning Condition Report Submitted to discharge planning condition 16 Rev 4 prepared by Price and Myers dated December 2022; Rain Water Harvesting Feasibility Report Rev 4 prepared by Robinson Associates dated October 2022; Notice of consent to connect to a public sewer / public lateral drain prepared by Thames Water dated 10 Jan 2023; Flood Risk Assessment & Surface Water Drainage Strategy Ver. 04 prepared by Enrique Madrid dated January 2023

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

Informatives:

1 Reasons for granting permission:

Condition 16: Sustainable urban drainage

The blue roofs would provide approximately 14m<sup>3</sup> of attenuation storage. While this is below the capacity specified in the condition, this has been justified as the roof area has been reduced and the revised submission updates the hydraulic calculations to evidence that there will be no flooding on site for the 1 in 100-year plus a 40% climate change consideration event. The submission details the proposed tasks and frequencies for the proposed hydrobrake flow control device and a maintenance plan including the management company that will maintain the blue roofs. An updated FRA (Jan 2023) has been provided which confirms that it is proposed to connect via a new direct connection. A letter from Thames Water dated 10/1/23 is provided confirming conditional consent under s106 of the Water Industry Act 1991. The Lead Local Flood Authority has recommended this condition be discharged. The submitted details demonstrate that the rate of surface water run-off from the buildings and the impact on the storm-water drainage system would be limited.

Condition 30: Rainwater harvesting or greywater recycling

A report has been submitted which finds that rainwater harvesting would not be feasible in this instance. The report appears reasonable and demonstrates that the development has appropriately examined the feasibility of contribute to minimising the need for further water infrastructure.

Condition 32: Revised Air Quality Risk Assessment

A revised air quality risk assessment was submitted. The risk assessment was in accordance with IAQM Guidance and the Mayor's Sustainable Design and Construction SPG. The risk assessment included reference to the IAQM criteria and justification for the selections made. The Air Quality assessment is considered to be appropriately assessed. The submitted details demonstrate that the amenities of the adjoining premises and the area generally would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

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 G1, A1, D1, CC1, CC2, CC3 and CC4 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 3 (Detailed drawings / samples), 4 (Sample panel of brickwork), 11 (Bird and bat boxes), 12 (Air quality monitors), 14 (Part M4(2) compliance), 15 (Part M4(3) compliance), 16 (Sustainable Urban Drainage, Part B), 21 (Plant), 23 (Mechanical Ventilation), 25 (Thames Water) and 33 (fire statement) of planning permission granted on 12/03/2020


ref:2019/0910/P 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

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope  
Chief Planning Officer