

Application ref: 2022/5512/P
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DWD
6 New Bridge Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Tybalds Estate
New North Street
London
WC1N 3JT

Proposal:

Details of SUDS (for under-build units only) required to part discharge condition 8 of planning permission 2021/3580/P dated 14/10/2022 (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 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).

Drawing Nos: 219218-MNP-XX-XX-RP-C-0001 Tybalds Estate Phase 1 Drainage Strategy Report Rev P02 v1_Part 1 to 5, 219218 - Tybalds Estate Flood Risk Assessment and Drainage Strategy Report Rev P03_Part 1 to 4

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

Informative(s):

- 1 Reasons for granting approval-

Condition 8 requires details of a Sustainable Urban Drainage System for the entire site, to be submitted and approved. However, due to funding reasons, the approved under-build units are being brought forward first, ahead of the other residential blocks approved as part of the wider development. The current application therefore seeks to part discharge condition 8.

Officers note that the proposed under-builds, which would be located in converted storage areas beneath existing residential blocks on the estate, do not bring forward any drainage or attenuation features which would contribute to the discharge of condition 8. These will be brought forward under future phases of the development.

The Council's Flood Risk Officer has reviewed the submitted details and has confirmed they are sufficient to part discharge condition 8. Notwithstanding this, the applicant has been reminded of what information is required to fully discharge the condition as future phases of the approved development are brought forward.

As such, the details are in general accordance with policies CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that this decision only relates to the under-build units and that details of SUDS for all other elements of the approved scheme will need to be submitted for approval by the Council.

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