

STRATEGIC PLANNING COMMITTEE

7th September 2022

ADDENDUM TO SERVICE DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT

Agenda Item No. 6

22/3539/FUL – Land At Central Avenue (Adjacent To Willow House) The Grange Estate
High Road London N2

Pages: 5-57

Page 9 – Replace text of Condition 7 with the following:

7. Before the building hereby permitted is first occupied the proposed windows illustrated to be glazed with obscured glass in the hereby approved plans and shall be installed and permanently retained as such thereafter and shall be fitted with a restricting mechanism that avoids overlooking of neighbouring windows.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016).

Agenda Item No.7

22/3544/FUL – Land At High Road (Between East View House And Hilton House) The
Grange Estate High Road London N2

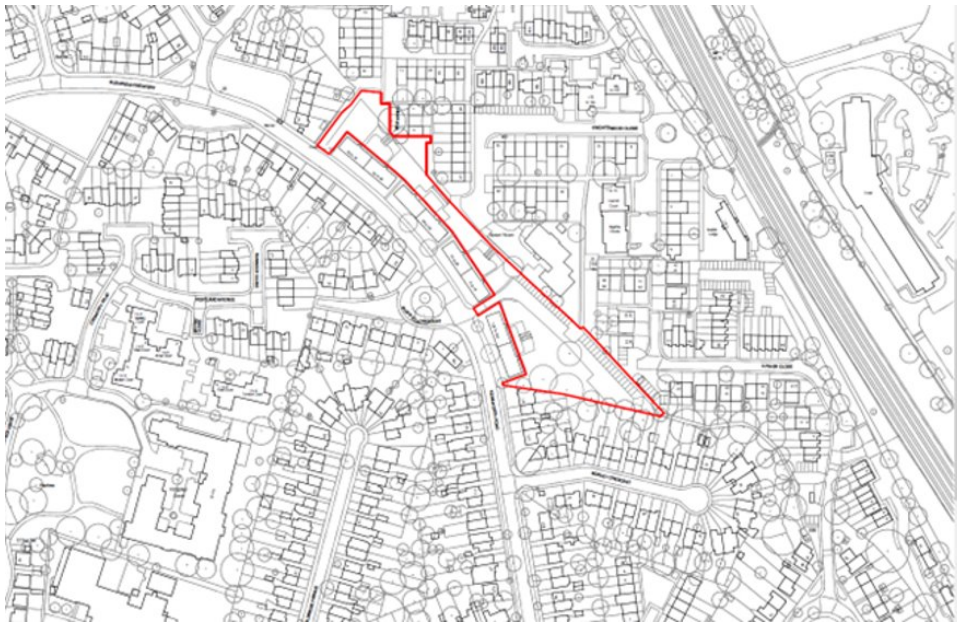
Pages 59-110

Agenda Item No.8

20/3742/FUL – Broadfields Estate, Bushfield Crescent, Edgware, HA8 8XH

Pages 111-165

Incorrect site plan uploaded with report, site plan for the application is as below;



LLFA – Further comments on Flood Risk (06.09.2022)

Following the submission of updated information “Flood Risk Assessment and Surface Water Drainage Strategy” (Conisbee, 25.08.2022, Version 3.1) and “Designers Response to LLFA Recommendations” (Conisbee, 25.08.2022, Version 1), the LLFA has had the opportunity to review the revised submissions. The LLFA are content that additional information, that could be captured in a submitted Drainage Strategy and a revised Flood Risk Assessment, which could be agreed by conditions, would address any concerns with regards to flood risk with this application.

The below conditions would require that outstanding information would be provided prior to the commencement of any building works and ensure that the scheme will only proceed with drainage characteristics which would not increase flood risk on site or downstream.

The following conditions would therefore be attached to any approved scheme;

34a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted information shall include;

1. Causeway flow calculations to include a pipe or manhole schedule so the modelled pipe network can be validated against the drainage layout drawing pipe network;
2. Appropriate design rainfall i.e. Flood Estimation Handbook (FEH) design rainfall 2013;
3. A Cv value of 1.0 is indicated as being used within the report; however, values of 0.75 and 0.84 have been used within the hydraulic calculations;
4. The modelled permeable storage area aligned with that shown on the drainage layout drawings;
5. Half drain times for all the proposed storage structures;
6. The total contributing area in the hydraulic calculations. The correct impermeable area should be indicated and the report or calculations updated accordingly;
7. Proposals show that the proposed SuDS attenuation storage devices, are located within the 100-year flood event plus climate change flood outline. Hence, they will be inundated by the flood water and unable to function during this time and this will result in discharging uncontrolled runoff from the proposed development, hence increasing flood risk downstream. a proposal should be provided as to how to mitigate this issue;
8. SuDS detailed design drawings with relevant information;
9. Evidence of Thames Water agreement for discharge into their system at the proposed limited discharge rate (in principal or consent to discharge);
10. The brownfield runoff rate calculations have been based on an impermeable area of 0.434 ha, which is equal to the proposed impermeable area; however, the existing impermeable area is equal to 0.198 ha. Existing brownfield runoff rates are overestimated and in turn the allowable discharge rate for the site;
11. Greenfield and brownfield runoff rates should be reaffirmed with the causeway flow software.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies SI 12 and SI 13 of the London Plan 2021.

35a) Notwithstanding the approved plans, no development other than demolition work shall take place unless and until a revised flood risk assessment has been submitted to the Local Planning Authority for approval including:

- comparison of flood depth plots for the wider area
- detail of any mitigation measures which may be necessary to confirm no increase in depths

b) The development hereby approved shall not be first occupied or brought into use until any mitigation measures (if proposed) outlined in the revised flood risk assessment approved under this condition have been implemented in their entirety.

Reason: To ensure that the development will reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere, and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies SI 12 and SI 13 of the London Plan 2021.