

London Borough of Camden

Submitted via the planning portal

12th July 2023

Dear David Peres Da Costa

Application for discharge of condition 10 of planning application 2018/2316/P Land fronting Stephenson Way (to the rear of 222 Euston Road adjacent to 210 Euston Road), London NW1 2DA

The wording of condition 10 reads:

Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

As discussed and agreed with you in our phone call yesterday, the applicant is not proposing any impact piling and therefore this condition is not considered to be relevant. However Thames Water have confirmed that they will only review the information once the council have consulted them, as outlined in the enclosed email.

The proposal is to undertake the piling by a rotary bored piling system. This has been selected instead of an impact piling method due to the proximity of the neighbouring buildings and the close proximity of the highways footpath to the boundary of the proposed new building structure. This will remove the risk of vibration to the buildings and noise to the neighbourhood. Due to the access and physical site constraints, the rotary bored piling is more suitable than an impact piling method. Please find enclosed a works method statement by GSS Piling Ltd.

Therefore as discussed, we submit these details under this condition to seek Thames Water's agreement and your approval to discharge condition 10.

Given the timing for implementation I would be grateful if you can contact me as soon as possible if you require any further information.

We trust this is acceptable but please do let me know if you have any questions

Yours sincerely,

Clare Preece

Planning Director