
From:
Sent: 21 February 2025 11:04
To: Planning
Subject: 3rd Party Planning Application - 2023/1671/P

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London Borough of Camden
Camden Town Hall
Argyle Street
Euston Road
London
WC1H 8EQ

Our DTS Ref: 78621
Your Ref: 2023/1671/P

21 February 2025

Dear Sir/Madam

Re: 32, WILLOUGHBY ROAD, LONDON, -, NW3 1RU

Waste Comments

As required by Building regulations part H paragraph 2.36, Thames Water requests that the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7Cplanning%40camden.gov.uk%7C7fe438af187f4888b09108dd526764f9%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638757326204552922%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilSkFOIjoiTWFPbCIslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=cx%2BAXvTaEqF0tyNgDUa6oSn4NScbD65PL6jll%2BATr2l%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7Cplanning%40camden.gov.uk%7C7fe438af187f4888b09108dd526764f>

9%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638757326204572481%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoiTWFpblsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=q2V%2FV5dWM6RMZtbCcEerZCQQqHI26lkiRsYwPjYJkGc%3D&reserved=0

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing 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 sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7Cplanning%40camden.gov.uk%7C7fe438af187f4888b09108dd526764f9%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638757326204587090%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoiTWFpblsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=lqJYC9QLwjzaDzqBha4kY83F%2Fw06aVZZZmUSfdmeFI%3D&reserved=0> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7Cplanning%40camden.gov.uk%7C7fe438af187f4888b09108dd526764f9%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638757326204601082%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoiTWFpblsldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=deRrug2RoXkSyqzRQcX66Xnq9SwZYtghsbuQjXvf1nc%3D&reserved=0>

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

Please submit a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site. This plan should show the positions of the foundation/piles in relation to Thames Water sewers and local topography such as roads (please include road names), existing buildings and/or any other notable features. Thames Water require drawings indicating the location of all piling and the clearance between the face of the pile to the face of a pipe. If any basements intended to be constructed as part of the development, please clearly indicate the location and footprint. Without these drawings and cross-sectional details Thames Water will not be able to review your proposals and discharge your planning condition.

The Developer is also requested to confirm whether they have been in touch with Thames Water to discuss or arrange for the abandonment of any existing assets beneath the development site. Please give a short summary of any correspondence to date and any references they have been provided.

Plans of Thames Water apparatus can be obtained through our website at <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater-propertysearches.co.uk%2F&data=05%7C02%7Cplanning%40camden.gov.uk%7C7fe438af187f4888b09108dd526764f9%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638757326204615161%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFBpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=z30R9jLjG5tUW5SvZdMYlw9Dx8R2s7cMwpd%2FRWFh2JQ%3D&reserved=0>. Please use the following reference in all future correspondence: DTS 78621.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,

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ujHlnYE6rQgJTd%2BIB%2BAOw%3D&reserved=0 or find us on
<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.facebook.com%2Fthameswater&data=05%7C02%7Cplanning%40camden.gov.uk%7C7fe438af187f4888b09108dd526764f9%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638757326204657522%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoitWFBpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=qlFmPEOpiNY4pConqle8xZXmY1Ar2GMvL%2FT9ZjeUCFQ%3D&reserved=0>. We're happy to help you 24/7.

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