

**From:**  
**Sent:** 16 April 2025 15:35  
**To:** Planning  
**Subject:** 3rd Party Planning Application - 2025/1084/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

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

Our DTS Ref: 78826  
Your Ref: 2025/1084/P

16 April 2025

Dear Sir/Madam

Re: Land west of Ashley Court (Frognal Garages), Frognal Lane, London, -, NW3 7DX

#### 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](mailto: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%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350810650%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=dUgGXxT6Mef1x7QcAXNr8Z0hrvT0iohQ2UpKNJTv8Jo%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%7Caa9155987788423729c308dd7cf3f05>

0%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350831645%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOLjoiTWfPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=FxQf2RdcfKac1eV%2Fd3n4CEKTW%2BR919Nnluh3nj1k8NI%3D&reserved=0

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fhelp%2Fhome-improvements%2Fhow-to-connect-to-a-sewer%2Fsewer-connection-design&data=05%7C02%7Cplanning%40camden.gov.uk%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350847201%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOLjoiTWfPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uRU2k1%2BYtZR8GWdZAAysloGi3Vev2s5BIQoOXp8Y5ts%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto: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%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350862392%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIIYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOLjoiTWfPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Yyz4bcz2iaaiS5C5TBxBZsEHBrG1wrqjE4gCwx1S1o%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

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#### 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%2F>

Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7Cplanning%40camden.gov.uk%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350879694%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIiYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=%2BrE5%2FX5JfSkKsGsDF8Q2eiCsXIFMijcNUTwSrxY62jk%3D&reserved=0

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).

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.

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#### Supplementary Comments

Please submit a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site along with the building footprint. This plan should show the positions of the foundation/piles in relation to Thames Water clean water mains and/or 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/foundations and the clearance between the face of your piles to the face of our pipe. If any basements intended to be constructed as part of the development, please clearly indicate the location, footprint and depth. Without these drawings and cross-sectional details Thames Water will not be able to review your proposals and discharge the requested 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%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350894494%7CUnknown%7CTWFPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIiYiOilwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoiTWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=jKx08CPNskknaBeoRibZqFLahOYeGKzDQDzs%2FbRccLU%3D&reserved=0>. Please use the following reference in all future correspondence: DTS 78826.

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,

This is an automated email, please do not reply to the sender. If you wish to reply to this email, send to [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk) Visit us online <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7Cplanning%40camden.gov.uk%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350908978%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=sJlZTorYpG8j%2BwbZZFuVrcpBYTzJ%2FHtvt%2BtdurHkZlk%3D&reserved=0> , follow us on twitter <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.twitter.com%2Fthameswater&data=05%7C02%7Cplanning%40camden.gov.uk%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350923701%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=lsMU8oy22FR793bE9U2VdII02QXSEsgfLIBJucv3nok%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%7Caa9155987788423729c308dd7cf3f050%7C5e8f4a342bdb4854bb42b4d0c7d0246c%7C0%7C0%7C638804109350938509%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIIAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=usbX8vKV9VKFjq5omW9BZbKucTkUVyp2zSx04kE2fOk%3D&reserved=0>. We're happy to help you 24/7.

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