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Jenna Litherland
Planning Department
London Borough of Camden
Town Hall, Argyll Street
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30th September 2014

Dear Jenna,
c/o Savills Agents

We have reviewed the recent planning permission granted for 32 Jamestown Road and are writing with regards to Planning Condition 11 and the requirement for development details of a sustainable urban drainage system. As you know, this is refurbishment of an existing building and the proposed development works are not altering the existing building roof area, the building footprint, or the connection to the public sewer.

The confined nature of the existing site means that there is no feasible location for any soakaways and there is very limited scope to introduce any attenuation storage within the building. Peak runoff rates will however be reduced from current with the specification of green roofs on approximately 11% of the roof and terraces area. The green roof proposal has been coordinated with allocation of plant space at roof level, renewables and a glazed atrium.

As the surface water discharges from the building will be slightly reduced from the current and there is only a nominal increase in foul discharges, there will be no significant impact on the combined sewer in Jamestown Road. In addition, a Pre-Development Enquiry has been submitted to Thames Water and we have received confirmation that the proposed discharges to the public sewer are acceptable for the above reasons.

We would be grateful if you could review the above and confirm whether the proposed strategy is acceptable and appropriate for discharging the SUDS element of Planning Condition 11. The Building Services engineer will contact you separately regarding rainwater harvesting.

Yours sincerely,

Fiona Wyatt

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cc. Sophie Chapman