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Consulting Civil Engineers

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8th June 2016

Mr Chris Gough-Willetts
Studio Azzurro Architects
132 Lots Road
London
SW10 0RJ

REF: 2176.03.001

Dear Chris,

**3 DOWNSHIRE HILL, LONDON, NW3 1NR
2014/2623/P – CONDITION 5**

Condition 5 appears to be the template for a sustainable drainage condition that has been inserted into this Planning Permission without prior editing. We presume that either [*demonstrating 50% attenuation of all runoff*] or [*demonstrating greenfield levels of runoff*] should be deleted when this condition is used. No system could simultaneously demonstrate both of these requirements. It would therefore be impossible to submit details to discharge this condition, as the wording of the condition itself contains conflicting elements.

Furthermore, attenuating to either 50% or a greenfield rate is not appropriate in this case as there is no increase in the impermeable area of the site and therefore there will be no increase in volume or rate of runoff from those generated by the current situation.

In our opinion, as Civil Engineers, we believe that Condition 5 is inappropriate for the development at 3 Downshire Hill.

We have contacted the London Borough of Camden's Planning Officer for the scheme, Helaina Farthing, who acknowledged our concerns as to the validity of Condition 5 to the scheme. Ms Farthing suggested an option is to apply to have the condition removed from the planning.

We therefore recommend that an application is made for the removal of Condition 5 from Planning Permission 2014/2623/P.

Yours sincerely

A. J. GRIFFITHS
SENIOR ENGINEER

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