



140 London Wall, London EC2Y 5DN
T +44 (0)20 7280 3300 F +44 (0)20 7583 2231 W rpsgroup.com

Our Ref: JW/AK/23651
Your Ref: PP-07504401

E-mail: alex.kitts@rpsgroup.com
Date: 05 December 2018

Camden Council
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
59 MARESFIELD GARDENS, LONDON, NW3 5TE
APPLICATION TO DISCHARGE CONDITION 7 OF PLANNING PERMISSION REF: 2015/3506/P
APPROVED 26/08/2018
PLANNING PORTAL REF: PP-07504401

On behalf of our client, Ms Stefanie Drews, we enclose an application for the discharge of Condition 7 in relation to the above planning permission dated 26 February 2018 (ref: 2015/3506/P), which granted consent for:

“Erection of 3 storey building plus dual basement for use as a single family dwelling (Class C3) following demolition of existing single family dwelling (Class C3).”

Conditions 7 states:

“Prior to commencement of development details of a sustainable urban site drainage system (SUDs) shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff demonstrating greenfield levels of runoff.

The drainage details shall include a method statement, prepared in consultation with Thames Water, which demonstrates how the swimming pool shall be drained without harm to the local sewer system.

The SUDs shall be implemented as part of the development and thereafter retained and maintained. The swimming pool shall not be drained other than in accordance with the method statement as approved.

Reason: To reduce the impact of surface water run-off from the buildings and limit the impact on the storm-water and drainage system from the site in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.”

A SUDS Technical Note, prepared by Elliott Wood, has been submitted as part of this application. The Note outlines that greenfield run-off rates for the existing site have been calculated, and that, on the basis of these figures, the calculated discharge rates are very low to a point that it is considered impractical to restrict to as it would lead to a high risk of blockages. As such, a discharge rate of 2.5 l/s has been adopted, as this is more suitable.





The Technical Note also states that swimming pool backwash will drain to a combined water public sewer within Maresfield Gardens at 6.6l/s for 3 minutes. The drainage will be carried out between the hours of 10 PM to 4 AM in order to avoid peak hours and undertake drainage when flows are assumed to be low. This approach has also been agreed through discussions with Thames Water, as is outlined in the correspondence included in the Technical Note's appendices.

As outlined within the Technical Note, the measures will be implemented as part of the development and hereafter retained and maintained, and the swimming pool shall not be drained other than in accordance with the method statement included within the note.

The Technical Note has therefore outlined measures to reduce the impact of surface water run-off from the buildings and limit the impact on the storm-water and drainage system from the site in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Submitted Information

Accordingly, the following information has been submitted with this application:

- Application Form; and
- SUDS Technical Note (ref: EWR001), 18 October 2018, prepared by Elliot Wood.

This application has been submitted via the Planning Portal (ref: PP-07504401) and the fee of £116.00 has been paid online.

We trust that the above is in order. However, should you have any queries or require further information, please contact Alex Kitts (alex.kitts@rpsgroup.com) or Jonathan Waugh (jonathan.waugh@rpsgroup.com) at this office.

Yours Sincerely,

RPS
For and on behalf of Ms Stefanie Drews

Enc.