



London Borough of Camden Our DTS Ref: 54004
Camden Town Hall Your Ref: 2019/2895/P
Argyle Street
Euston Road
London
WC1H 8EQ

24 July 2019

Dear Sir/Madam

Re: 0, FROGNAL PARADE, LONDON, NW3

Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "No properties shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development or 2. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

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.

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

Waste water: We require demonstration of how the surface water disposal hierarchy has been implemented for the new construction and how options were evaluated i.e. are there any proposed SUDS or forms of attenuation.

Foul capacity exists as long as the discharges for the extension are being directed to the existing sewer used by the development.

Yours faithfully
Development Planning Department

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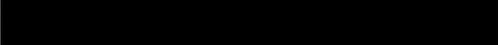
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Planning Application – 2019/2895/P

To the Clerk of the Planning Committee

From (Dr) Martin Pitt, 

I wish to object to the application for a roof extension over the two front blocks of Frognal Estate, Finchley Road on the following grounds:

- 1) There is no lift proposed in the plan. Another storey built on top of the present block with no lift will exclude the elderly, those with babies and young children, the sick and the disabled who will find climbing so many stairs difficult if not impossible. So the flats will be occupied only by the young and fit..
- 2) The young and energetic tend to make noise and often during unsociable hours. The stair wells are noisy enough now and this can only get worse so living conditions of the residents below will deteriorate, permanently. For some it may well become intolerable.
- 3) The front block has pleasing proportions intended by its architect. Another storey on top will have bad environmental consequences and damage the heritage of the borough. The new block will loom over the Finchley Road. Its prominent position on one of the major routes in and out of London will make it, for millions of people who will use the road in the coming decades, a prominent, permanent monument to irresponsible commerce.
- 4) The roof extension on the back blocks has caused misery for five long years for the people living there. The work is still incomplete. I rent out my top floor flat so that I can cover the mortgage repayments and top up my pension. Five years, or even half that time, with the flat uninhabitable will ruin me.
- 5) The plan involves punching a hole in the concrete roof above and just outside my entrance door. For the months it will take to build steps to the flats above, how will satisfactory access to my flat be effected? It can only be achieved by stepping through what will be in effect a building site.
- 6) The whole building shakes when trains pass though the tunnels running underneath the estate, for certain trains and certain speeds, alarmingly so. These are major lines coming out of Euston, St Pancras and Kings Cross so the shaking is very frequent. Over the decades this must have had an effect on the block's shallow foundations and the block itself. A new storey on top, I am assured will make the problem worse. Unless very stringent tests have been made on the building and its foundations, and unless absolute guarantees can be assured and for many decades to come, very serious structural damage could occur, or worse.

I respectfully request the application be rejected.

Thank you very much,

(Dr) Martin Pitt

