

## **Dawson (development), Barry**

---

**From:** BCTAdmin@thameswater.co.uk  
**Sent:** 11 February 2020 14:44  
**To:** Planning  
**Subject:** 3rd Party Planning Application - 2019/6405/P

London Borough of Camden Our DTS Ref: 64688  
Camden Town Hall Your Ref: 2019/6405/P  
Argyle Street  
Euston Road  
London  
WC1H 8EQ

11 February 2020

Dear Sir/Madam

Re: 555A, FINCHLEY ROAD, LONDON, NW3 7BJ

### Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing COMBINED WASTE WATER infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for surface water networks 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. All combined water network upgrades required to accommodate the additional flows from the development have been completed; or 2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. 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.” Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage 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](https://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

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large->

[site/Planning-your-development/Working-near-or-diverting-our-pipes](http://www.thameswater.co.uk/site/Planning-your-development/Working-near-or-diverting-our-pipes). Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

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.

### Supplementary Comments

There is no drainage strategy provided. Please provide for pre and post development the point of connection, discharge method and discharge rates for foul and surface water. Policy 5.13 of the London plan 2016 require all developments to reduce the peak flow and volume of surface water discharging off the site. Typically Greenfield run off rates of 5l/s/ha should be aimed for using the drainage hierarchy. The Policy states that the reduction in surface water runoff should be achieved using Sustainable Drainage Systems and sets out the SUDS hierarchy which should be adopted in order to meet this. 1. Rainwater harvesting (including a combination of green and blue roofs) 2. Infiltration techniques and green roofs 3. Rainwater attenuation in open water features for gradual release 4. Rainwater discharged direct to watercourse (unless not appropriate) 5. Rainwater attenuation above ground (including blue roofs) 6. Rainwater attenuation below ground 7. Rainwater discharge to a surface water sewer or drain 8. Rainwater discharge to a combined sewer.

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
Tel: 020 3577 9998  
Email: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)

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 [www.thameswater.co.uk](http://www.thameswater.co.uk), follow us on twitter [www.twitter.com/thameswater](https://www.twitter.com/thameswater) or find us on [www.facebook.com/thameswater](https://www.facebook.com/thameswater). We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this

email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.