

11 March 2020

Delivered via Planning Portal (PP-08580664)

Josh Lawlor  
Planning Officer  
Supporting Communities  
London Borough of Camden  
5 Pancras Square  
London N1C 4AG

Dear Josh

**CENTRAL SOMERS TOWN, COVERING LAND AT POLYGON ROAD OPEN SPACE, EDITH NEVILLE PRIMARY SCHOOL, 174 OSSULSTON STREET AND PURCHASE STREET OPEN SPACE, LONDON NW1 1EE  
APPLICATION TO DISCHARGE CONDITION 35 (REF: 2015/2704/P)**

On behalf of our client, Brill Place Limited, please find enclosed an application to discharge condition 4 'Thames Water - piling' of planning permission reference 2015/2704/P (dated 14 October 2016) for the following proposed development:

*Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:*

- *Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
- *Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
- *Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
- *Plot 4: Replacement school (Use Class D1) ;*
- *Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
- *Plot 6: 14no. residential units; and*

*Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).*

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*Provision of 11,765 sqm of public open space along with associated highways works and landscaping.*

The submission covers the following condition in respect of Plot 7 – the Brill Place Tower:

**Condition 4 ‘Thames Water - piling’**

“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 sewerage 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.”

Enclosed with this application is a Ground Movement Assessment on Thames Water Assets - Full Construction report, prepared by WSP, dated February 2020. This document assesses the impact of the proposed wall installation, excavation and construction works to be undertaken as part of the re-development of the Brill Place on the Thames Water assets adjacent to the site.

Included within the report is a detailed explanation of the proposed piling method and the assessed impact on Thames Water subsurface sewerage infrastructure. The analysis finds that, with suitable mitigation, the impact of the works on Thames Water assets will not be significant. Accordingly, we request that condition 4 is discharged by the council.

Please note: we would request that these details are also added to the file for pending application 2019/5882/P and that, should these details be considered acceptable, an amended condition is attached to the decision notice for that application, so that it reads as a compliance condition in relation to these submitted details.

**Submission**

I hereby provide the following as part of the condition discharge application:

- Cover letter, prepared by Turley (this document);
- Application form, prepared by Turley;
- Ground Movement Assessment on Thames Water Assets - Full Construction report, prepared by WSP, dated February 2020; and
- Fee payment of £116 (excluding service charge)

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me.

Yours sincerely



Oliver Jefferson  
**Associate Director**

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