

Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

Angle House, 48a Antill Road, London N15 4BA, +44 (0) 7890 586 884 - andrea@carbognoceneda.com

London Borough of Camden

Planning and Building Development

5 Pancras Square

London N1C 4AG

30th March 2022

Dear Sir/ Madam,

Re: Discharge of Condition Application Submission
Condition 21
Broxwood View, 29 St Edmunds Terrace, London, NW8 7QH
Planning application: 2018/0645/P
Appeal reference: APP/X5210/W/19/3240401

We have been appointed recently by Broxwood View Ltd regarding the above development and we hereby apply for part-discharge of **condition 21** related to the planning permission.

Condition 21 – Part discharge

Prior to commencement of development, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Such system shall be based on a 1:100 year event with 30% provision for climate change and shall demonstrate that green-field run-off rates (5l/s) shall be achieved (unless otherwise agreed). The system shall include green and brown roofs and below ground attenuation, as stated in the approved drawings and associated documents. This should be enhanced to specify the point(s) of connection and peak discharge rates into the public sewer system for surface water and demonstrate how the surface water disposal hierarchy has been implemented for the site and why connection to the combined sewer is the preferred option.

Document(s) submitted:

- **SuDS Assessment by Motion dated 04.01.2018**
- **Letter from Thames Water dated 25.03.2022**

The SuDS Assessment was carried out in 2018 and submitted as part of the planning application for the above development which was approved at appeal.

The report proposes a system of below ground attenuation, located beneath the proposed car park, plus other measures in order to control the discharge of surface water into the combined sewer system located beneath Broxwood Way. This is proposed to enter at connection 4518 on Thames Water's Asset Location Map as included in the report. There is not a separate surface water sewer in this location.

The final page of the report features a drainage strategy drawing setting out how surface water will be attenuated before discharge into the sewer, and how foul water will connect to the existing sewer system.

In seeking to discharge the condition, we have consulted Thames Water and supplied them with the attached SuDS report. In their letter it is confirmed that the drainage system has capacity for the proposed development and that the drainage proposal as set out in the condition and developed in the SuDS report is acceptable to them.

Please note that we are seeking part-discharge of the condition at this time and the final part, relating to confirmation that the proposed system has been installed, will be submitted at the appropriate time.

We trust that there is enough information to validate this application. If, during the course of the application, there are any queries or minor matters that might result in a refusal we would welcome the opportunity to address them.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrea Carbogno', with a stylized, flowing script.

Andrea Carbogno

for and on behalf of Carbogno Ceneda Architects Ltd

Encl.