

Laura Dorbeck

Subject: FW: 3rd Party Planning Application - 2022/2939/P
Attachments: X2039 1623 (2022.08.18) 247 Tottenham Court Road LONFC Final v1.pdf; 4190-Fitzrovia-TW GMA R1 - Appendix A.pdf; 4190-AKT-XX-XX-DR-S-00101.pdf; 4190-AKT-XX-XX-DR-S-00102.pdf; 12778 B_F.pdf

Laura Dorbeck
Principal Planning Officer

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From: Anna Collingwood-Smith <ACollingwood-Smith@geraldev.com>
Sent: 22 August 2022 10:45
To: Liam Lawson Jones <LLawsonJones@geraldev.com>; Laura Dorbeck <Laura.Dorbeck@camden.gov.uk>
Subject: RE: 3rd Party Planning Application - 2022/2939/P

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Laura,

Please see the attached letter from Thames Water confirming no further comments. Please can you advise whether this condition can now be discharged?

The team have also provided a response to the initial queries raised for completeness. I've set out below with the teams response in blue:

“Waste Comments

Thank you for consulting Thames Water for the discharge of matters relating to PILING. Thames Water are unable to support the discharge of this condition for the reasons outlined below.

Water Comments

Supplementary Comments

The information provided is not sufficient for Thames Water to gain technical assurance that the proposals will pose negligible risk to our below ground infrastructure. Please submit a piling layout plan clearly indicating the locations of all piles to be installed on the development site. This plan should show the positions of the piles in relation to Thames Water sewers, potable water mains and local topography such as roads (please include road names), existing buildings and/or any other notable features. Thames Water require drawings indicating the location of all piling and the clearances between the face of the piles to the face of our pipework.

For technical assurance AKT II have carried out a Ground Movement Assessment (GMA) to determine the impact that the proposed works will have against the limiting criteria provided by Thames Water. The proposals have been

reviewed and approved by Thames Water Developer Services Asset Protection Team (TWDSAPT) which we trust is satisfactory. With respect to the requested drawings, please refer to our Site Constraints drawings (S-00101 & S-00102) which show the Thames Water assets in relation to the proposed works along with road names, significant neighbouring buildings, and in section indicate the distance between the piles and the key assets. These were developed for the purpose of carrying out the aforementioned GMA and formed part of the review by TWDSAPT. In addition to these drawings, a further annotated version of the plan is provided within Appendix A of the GMA where each asset is labelled for cross referencing with the analyses and results. Lastly we have also attached the CCTV survey showing the position of the sewers in relation to the site and surroundings.

The Developer is also requested to confirm they have been in contact with Thames Water to discuss or arrange for the abandonment of any existing assets beneath the development site. Please give a short summary of any correspondence to date. If the Developer has had any correspondence with the Thames Water Build Over or Diversions teams relating to the assets below their site, please forward details of this correspondence to us also.

Arrangement for abandonment of sewers has not been required as no assets have been identified beneath the development site. The proposed piling works are wholly within the existing basement walls and so this condition does not change.

Please confirm if your proposals have been reviewed by the Thames Water Developer Services Asset Protection Team and if a study has been completed? If so and a Letter of No Further Comment has been received kindly submit a copy of it together with the above information.

We confirm that the proposals have been reviewed by the TWDSAPT and we attach the Letter of No Further Comment.

Plans of Thames Water apparatus can be obtained through our website at www.thameswater-propertysearches.co.uk. Please contact Developer Services if you wish to discuss further (0800 009 3921 or by email at developer.services@thameswater.co.uk with email subject FAO Asset Protection Team). More details on the asset protection impact study process can be found in the guidance document "Working Near Our Assets" (available online at <https://developers.thameswater.co.uk/developing-a-large-site/planning-your-development/working-near-or-diverting-our-pipes>).

Please use the following reference in all future correspondence: DTS 66637"

Do let us know if you have any queries.

Kind regards
Anna

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