

Application ref: 2023/0384/P
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Date: 15 March 2023

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DP9
100 Pall Mall
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**95-100 Tottenham Court Road
London
W1T 4TP**

Proposal:

Details pursuant to condition 31 (Sustainable Urban Drainage) of outline planning permission 2020/5624/P granted 12/04/2022 for 'Demolition of office building (95-100 TCR & 76-80 Whitfield St) and 7 flats (88 Whitfield Street) and construction of a new building to provide for a maximum of 17746 sqm (GIA) of commercial business and service floorspace (Use Class E) along with details of access, scale and landscaping and other works.'

Drawing Nos: Technical Note (Elliott Wood), Drawing NWB-NDY-ZZ-B1-DR-P-5201 Rev T01, Drawing NWB-NDY-ZZ-XX-SC-P-5205 Rev T01, Drawing NWB-NDY-ZZ-XX-SC-P-5206 Rev T01, Blue Roof Design Software (Bauder)

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

Condition 31 of outline planning permission 2020/5624/P requires:

'The development shall provide rain water storage in a blue roof with a

minimum of 125 cubic metres of storage volume, collecting from a minimum catchment area of 1550 sq m. Prior to commencement of the superstructure, full details of the sustainable drainage system for the building shall be submitted to and approved in writing by the local planning authority, including details to demonstrate:

- a. System design to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water;
- b. Blue roof runoff rate of no more than 2.7 litres/second; and
- c. A lifetime maintenance strategy. All such systems as approved shall be installed prior to first occupation of the development, and thereafter retained and maintained in accordance with the approved maintenance strategy. '

The following details have been submitted- Blue/Green Roof Maintenance Strategy; Basement Drainage Layout; Blue Roof Design Software including storage and outflow details (attenuation).

The Council's Sustainability Officer has confirmed that the details meet the requirements of the condition and that they would reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage systems.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that the following conditions attached to planning permission 2020/5624/P are outstanding and require the submission and approval of details:

Pre-commencement:

1 Reserved matters (conditions 2 - 4 of 2020/5631/P)

24 Be Seen Energy Indicators (part)

35 (prior to piling) - Piling methodology

36 (prior to commencement of basement floor slab) - Contaminated land

Prior to commencement of superstructure:

16 Living roofs

27 Mechanical ventilation

29 Emergency generators

Prior to building envelope/facades

38 Fire Strategy

Pre relevant works:

11 Lighting strategy

15 Landscaping & biodiversity

Pre-occupation:

26 Whole life carbon assessment

33 Waste water infrastructure

34 Surface water infrastructure

Pre-use:

23 Plant associated with retail/food & drink uses

One year after occupation:

24 In use energy performance data

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer