

Application ref: 2023/0615/P
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DP9
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

95-100 Network Building
Tottenham Court Road
London
W1T 4TP

Proposal:

Details pursuant to condition 3 (Photovoltaic panels) and condition 4 (Air Source Heat Pumps) of application 2020/5631/P granted 14/04/2022 for 'Reserved Matters : details of layout and appearance for an office building comprising one basement level, ground floor and eight upper floors, and details required by conditions 4 (Basement Impact Assessment), 5 (Energy details), 6 (Design and Access Statement), 7 (Cycle Facilities) and 37 (Waste & Recycling) associated with planning permission reference 2020/5624/P for the '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 incidental works incidental'.

Drawing Nos: 14024.001 Network Building - Air Source Heat Pump Maintenance Notes; NWB-NDY-XX-08-DR-N-5011 T01; Daikin EWYD7004ZXR2 Technical Data Sheet (5 pages); Mitsubishi Q-ton air source heat pumps hot water service (5 pages); Details of 'be green' stage carbon saving from the devices; Details of the installation of metering including estimated costs to occupants and commitment to monitor performance of the system post construction; CDM-0B-001 Rev 1.0; NWB-NDY-ZZ-08-DR-E-6202 Rev T02; PV panel installation 3D overview; NWB-NDY-ZZ-XX-SC-E-6102 Rev T01; Maxeon Sunpower SPR-MAX6-XXX-E3-AC specification data sheet;

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

Informatives:

1 Reasons for granting approval:

Details of the Air Source Heat Pumps (ASHPs) and Photovoltaic Panels have been submitted which include manufacturer's specifications, details of the 'be green' stage carbon saving for the ASHPs, maintenance notes and a drawing confirming the location and layout of the units at 8th Floor level. There would be 49 x 450W PV panels. The protected LVMF viewing corridor threshold is 58.95m AOD across the site. The maximum parapet height of 59.01m AOD allowed by the approved Development Specification would encroach 0.06m (60mm) into the viewing corridor. The top of the PV panels would align with the approved height of the parapet (max height 59.01m AOD) so there would be no harm to the LVMF.

The maintenance of the panels would be undertaken from a mobile access scaffold tower. The metering system would allow building users to interrogate energy usage through the life cycle of the building and the applicant has made a commitment to monitor performance of the system post construction.

The Sustainability officer has reviewed the submitted details and the details are considered to demonstrate that the development would provide adequate on-site renewable energy facilities in accordance with policies CC1 and CC2.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

2 You are reminded that condition 2 (design details) of 'Reserved Matters for layout and appearance of an office building' granted on 14/04/22 ref: 2020/5631/P is outstanding and require details to be submitted and approved.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer