

Application ref: 2022/4487/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Email: David.PeresDaCosta@camden.gov.uk
Date: 10 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

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

Proposal:

Details pursuant to condition 36 (Site contamination verification report) of outline planning permission 2020/5624/P 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). Details of layout and appearance are reserved.

Drawing Nos: Discovery Strategy prepared by Keltbray dated 06/10/22; Contamination Monitoring Report prepared by Keltbray dated 23rd May 2023

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval

The Geotechnical and Geo-environmental Interpretative Report submitted with the parent application (2020/5624/P) stated that no specific remediation was considered necessary for the proposed development. However, it was recommended that a contamination watching brief and discovery strategy should be implemented during construction to address potential risks associated with unidentified contamination.

A discovery strategy has been submitted which has been reviewed by the Council's Environmental Health (Contaminated Land) officer and is considered appropriate. A contamination monitoring report has also been submitted which confirms that no unacceptable contamination/asbestos has been recorded (sites 1 to 5). The submitted details are acceptable and demonstrate that the risks from land contamination to the future users of the land and neighbouring land have been minimised, together with those to controlled waters, property and ecological systems. The details also demonstrate that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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 G1, D1, A1, and DM1 of the Camden Local Plan 2017.

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

Prior to commencement of superstructure:

16 Living roofs

Pre relevant works:

11 Lighting strategy

15 Landscaping & biodiversity

Pre-occupation:

24 Energy monitoring

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 Energy monitoring

You are advised that details have been submitted for conditions 27

(Mechanical ventilation), 29 (Emergency generators), 37 (Waste and recycling) and 38 (Fire Strategy) and these are currently being assessed.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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