

[REDACTED]

From: Michael Welch [REDACTED]
Sent: 13 September 2023 14:37
To: Kristina Smith
Cc: Planning Planning
Subject: 2022/4469/P; 340 Gray's Inn Road WC1X 8BG; CMDN/23/31

TfL Planning Reference: CMDN/23/31

Borough Reference: 2022/4469/P

Location: 340 Gray's Inn Road London Camden WC1X 8BG

Proposal: Change of use of first floor commercial floorspace to residential use and erection of a two storey (plus basement) extension fronting Britannia Street comprising commercial floorspace at basement and ground floors and 5 residential units at first floor; public realm works

Dear Kristina

Thank you for consulting TfL on this application which is located on the TLRN, we have the following comments

- ∞ The most recent plans have been used as the basis of TfL comments, specifically GIR-RUF-ZZ-XX-DR-A-00_150_Proposed Basement & Ground Floor Plan.

Car Parking

- ∞ Whilst the Car free proposals are welcomed attention is drawn to Policy T6.5 Non-residential disabled persons parking (A) which requires that at least 1 disabled space is provided for the Commercial elements of the proposals.
- ∞ Ways of meeting this requirement should be explored.
- ∞ The car-free nature of the proposals should be secured by S106

Cycle Parking

- ∞ The proposed quantum of cycle parking provision is in line with Policy T5 Cycling which is welcomed.
- ∞ The proposed cycle parking and store entrances should be designed and laid out in accordance with the London Cycling Design Standards, and a Cycle Parking Management Plan secured by condition.

Servicing and Delivery

- ∞ TfL request that a delivery and servicing plan is secured by condition, in line with TfL's best practice guidance which can be found at <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/freight>.

Construction

- ∞ A Construction Logistics Plan should be prepared and secured by condition in line with TfL and CLOCS guidance which can be found at https://www.clocs.org.uk/page/construction_logistics and will require TfL approval.

- ∞ The footway and carriageway on Grays Inn Road must not be blocked during the works period. Temporary obstructions during the works must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on Grays Inn Road
- ∞ Any changes to TfL signage should be agreed with TfL.
- ∞ All vehicles associated with construction must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
- ∞ No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time. Should the applicant wish to install scaffolding or a hoarding on the footway whilst undertaking this work, separate licences may be required with TfL, please see, <https://tfl.gov.uk/info-for/urban-planning-and-construction/our-land-and-infrastructure/highway-licences>

Kind regards

Michael Welch | Area Planner (Spatial Planning) | TfL City Planning
Transport for London | 9th Floor, 5 Endeavour Square, Westfield Avenue, E20 1JN



We have recently made changes to our pre-application service and charges, and introduced a new Initial Screening process. For more info please visit: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/pre-application-services>

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